



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION PLANNING MEETING AGENDA

October 22, 2013

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*
- 1. **Minutes:**
 - 1.1. Approval of the August 8, 2013, September 24, 2013, and October 1, 2013 meeting minutes
- 2. **Petitions, Applications and Public Hearings:**
 - 3.1. **Administrative Items**
 - a. **New Business:**
 - 1. UVS9241A Consideration and action on final approval of Summit at Powder Mountain Phase 1A located at Powder Mountain Ski Resort within the Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40) (Summit Mountain Holding Group LLC, Applicant)
 - 2. UVS9241B Consideration and action on final approval of Summit at Powder Mountain Phase 1B located at Powder Mountain Ski Resort within the Commercial Valley Resort Recreation-1 Zone (CVR-1), Forest Valley-3 Zone (FV-3) (Summit Mountain Holding Group LLC, Applicant)
 - 3. UVS9241C Consideration and action on final approval of Summit at Powder Mountain Phase 1C located at Powder Mountain Ski Resort within the Forest Valley-3 Zone (FV-3) (Summit Mountain Holding Group LLC, Applicant)
 - 4. UVS9241D Consideration and action on final approval of Summit at Powder Mountain Phase 1D located at Powder Mountain Ski Resort within the Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40) (Summit Mountain Holding Group LLC, Applicant)
 - 5. UVS9241DP Consideration and action on final approval of Summit at Powder Mountain Phase 1D, Development Parcel D located at Powder Mountain Ski Resort (Daybreak Ridge) within the Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40) (Summit Mountain Holding Group LLC, Applicant)
- 3. **Public Comments for Items not on the Agenda**
- 4. **Remarks from Planning Commissioners**
- 5. **Report from the Planning Director**
 - a. **Information Item:** Powder Mountain Park and Ride Extension
- 6. **Remarks from the County Attorney**
- 7. **Adjourn**

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. Work Session may be held in the Breakout Room. A pre-meeting will be held in Room 108 beginning at 4:30 p.m. – No decisions are made in this meeting



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Ogden Valley Commission Work Session Meeting held August 8, 2013, in the Weber County Breakout Room 108, commencing at 6:00 p.m.

Present: Pen Hollist, Chair; Laura Warburton; John Howell

Absent/Excused: Ann Miller; Dennis Montgomery; Greg Graves; Kevin Parson

Staff Present: Rob Scott, Planning Director; Sean Wilkinson, Planner; Ben Hatfield, Planner; Kary Serrano; Secretary

Guests Present: Janet Muir (GEM); Steve Clarke (GEM); Kelly Gillman (CRSA); Kirk Langford

1. We Welcome Dr. David Bell, Associate Professor to the Ogden Valley Planning Commission Meeting.

2. **Presentation and Discussion:** David Bell, Associate Professor, Utah State University Department of Landscape Architecture and Environmental Planning

Dr. Bell presented a proposal to have students from Utah State University conduct a weeklong study of the Ogden Valley as a class project. The Planning Commission asked several questions about the scope and nature of the project and discussed how this project could be tied into the village center study and other projects currently under way. The Planning Commission also discussed the potential for having a hired consultant use the students as part of the larger ongoing projects. Dr. Bell explained that the student project was intended to provide practical real world experience rather than to solve Ogden Valley's problems, though the students would make recommendations that have proved valuable in other locations.

Dr. Bell said further outlined the student project including cost, logistics, supplies, meeting locations, and other necessary components that the County may be able to help with. The Planning Commission gave feedback on the presentation and committed to provide an answer to Dr. Bell so he could put together a formal proposal to present to the County Commission. It was mentioned that Wasatch Front 2040 is interested in contributing to the Ogden Valley development plan. The Planning Commission expressed excitement and enthusiasm for this and planning projects in the Ogden Valley.

3. **Adjourn:** The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,



Kary Serrano, Secretary,
Weber County Planning

Minutes of the Ogden Valley Planning Commission Regular meeting September 24, 2013, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Pen Hollist, Chair; Ann Miller; John Howell; Laura Warburton,

Absent/Excused: Dennis Montgomery, Greg Graves, Kevin Parson

Staff Present: Rob Scott, Planning Director; Sean Wilkinson, Planner; Chris Allred, Legal Counsel; Sherri Sillitoe, Secretary

*Pledge of Allegiance

*Roll Call

Chair Hollist called the meeting to order, he led those in attendance with the pledge of allegiance and conducted the roll call.

1. Minutes

1.1. Approval of the August 27, 2013 Meeting Minutes

MOTION: Chair Hollist declared the meeting minutes of the August 27, 2013 approved as corrected.

Rob Scott read the opening meeting statement.

Chair Hollist asked if any member had exparte communications they would like to declare. No exparte communications were declared.

2. Consent Agenda

2.1. Consideration and action on final approval of the Summit at Ski Lake No. 12 located at 6800 East 1300 South (Valley Enterprise Investment Company, LLC, Applicant)

MOTION: Commissioner Warburton moved to approve Consent Agenda Items 2.1 as presented. Commissioner Miller seconded the motion. The motion is subject to all staff and other agency recommendations. A vote was taken and Chair Hollist indicated that the motion carried 4-0.

3. Petitions, Applications and Public Hearings:

3.1. Administrative Items

a. New Business

1. UVR 081913 (Phase 2) and UVR 082713 (Phase 3) Consideration and action on final approval of the Retreat Subdivision Phases 2 and 3 located at 5334 East Elkhorn Drive (Retreat Utah Development Corporation, Applicant)

Sean Wilkinson presented a report and indicated that the Retreat Subdivision was originally submitted in 2008. The subdivision has never expired and has continued to this point. Phases 2 and 3 are to the north of Phase 1. One lot, lot 29 in phase 2, has to have increased side yard setbacks. Staff is recommending final approval of phases 2 and 3.

Eric Householder, Householder Group, and representing Lewis Homes tonight indicated that he does not see an issue meeting the setback requirements.

MOTION: Commissioner Miller moved to recommend final approval to UVR 081913 and UVR082713 subject to staff and other agency recommendations. Commissioner Howell seconded the motion. A vote was taken and Chair Hollist indicated that the motion carried 4-0.

2. Consideration and action on final approval of Summit at Powder Mountain Phase 1B, Lot 35 located at Powder Mountain Ski Resort (Heartwood Drive), (Summit Mountain Holding Group, LLC, Applicant)

Sean Wilkinson reported that preliminary approval was given to the Summit at Powder Mountain Phase 1B on April 9, 2013 with minor amendments on July 9, 2013. Two of the lots in the overall PRUD were approved with nest units. The county line cannot split any of the physical units. The County Surveyor hopes to have an agreement in place by Friday. The ground is owned by a homeowners association and is common area. It has to be defined air space. The architectural style of these units complies with the architectural style of the overall PRUD. There are 15 parking stalls, 13 along the top. One stall has to be meet ADA requirements. This issue should be discussed tonight. Staff is recommending approval.

Commissioner Warburton asked if there is room for the additional parking stall. Sean Wilkinson indicated that it appears that there is room.

Chair Hollist clarified that they are not talking about accessory buildings. They are nest units as part of a condominium parcel.

Commissioner Howell asked staff to clarify where the county line is generally located. Sean Wilkinson indicated that the county line may impact a couple of the nest units.

Commissioner Warburton asked if evidence is established tonight indicating why a parking stall should be eliminated, do they have the power to not require a certain number. Sean Wilkinson indicated that they have the power to recommend to the County Commission. Mrs. Warburton asked if all of the parking stalls would be ADA stalls, and Mr. Wilkinson replied that he would let the developers answer that.

Eric Langvardt indicated that there are two variations on the site but they are based upon where they sit on the terrain. Chair Hollist asked Mr. Langvardt how much latitude they have in Lot 35 in moving the nest units left to right, front to back in placing them definitively all in Weber County or all in Cache County and how much latitude do they have in providing 16 parking spaces, one of them meeting ADA requirements.

Eric Langvardt replied that their goal was to be as sensitive as possible. If the county line is where they think it is on the south side of the property if they are saving as much trees as possible, they have some flexibility. He doesn't see a problem adding the 16th parking stall (15 regular and 1 ADA). They have three or four spaces that can be ADA parking stalls. Commissioner Warburton asked the distance between the stalls and the end units, and Eric Langvardt replied that it is approximately 3-400 ft.

In answer to a question by Commissioner Howell, Eric Langvardt indicated that they will not encourage parking on the street. Their goal is to have a parking spot for everyone within the lot.

Ray Bertoldi made a presentation showing the 3-D renderings of the nest units overlaid on the property. The units will have a light touch on the landscape which allows them to lend itself to the land. The units will be built on stilts with a gangplank in the rear. They are aiming to be as light on the land as possible. The units will almost look like they are floating in the trees. There will be a metal deck with concrete poured on top.

Chair Hollist indicated that in his role as a board member on Liberty Pipeline Company. He was asked if they are providing water to Summit and his initial reply was no. Literally all they plan to do in the Ogden Valley is dependent upon water. He therefore asked if water is proven available at this point in quantities that will match 154 units. Laura Warburton would add is there sufficient water in that no rights are being taken away from those downhill.

Russ Watts indicated that they had to prove a well. The first well did not prove to 128 gallons per minute (gpm). They have drilled the permanent well at 1,600 ft. They are supplying within 160-230 gpm. They identified 15 aquifers that they could drill into. They will add to the Powder Mountain Water and Sewer system.

Chair Hollist indicated that when they met with the County Commission recently, he and Miranda Menzies decided that they would hold a Water Summit (tentatively scheduled on December 10 or 11, 2013 to discuss water. Russ Watts indicated that he would like to participate in this water summit.

MOTION: Commissioner Warburton moved to recommend final approval of the Retreat Subdivision Phases 2 and 3 located at 5334 East Elkhorn Drive (Retreat Utah Development Corporation, Applicant) to include 15 nest units subject to all county and agency recommendations with the recommendation of having 16 total parking spaces, one being an ADA stall. Commissioner Miller seconded the motion. A vote was taken and Chair Hollist indicated that the motion carried 4-0.

4. Public Comment for Items not on the Agenda

Steve Clarke, President of GEM Committee, extended his thanks to the Planning Commission and staff. He has enjoyed representing the committee for the past eight years. In October a new GEM Committee Chair will elected.

5. Remarks from Planning Commissioners:

Chair Hollist thanked Mr. Clarke for his service and for his valuable input he has given to the Ogden Valley and the Ogden Valley Planning Commission over the years serving on the GEM Committee meeting.

Commissioner Warburton indicated that Representative Gage Froerer has offered to speak as a representative and as a real estate developer when they further discuss TDR's.

Chair Hollist believes that they need to move ahead aggressively to define the 15 projects for the design Charrette and include a list of effective participants and stakeholders. He would like permission to contact the Ogden Valley News in order to manage their expectations. Commissioner Warburton indicated that she believes it would be in their best interest to write those articles.

6. Report of the Planning Director:

Rob Scott indicated that October 1, 2013 is the next work session. The agenda item is to determine the design Charrette topics. The goal is not to come up with a final product. He is working with Chris Allred to develop a contract that will be finished by the end of the year.

The Fall APA Conference will be held next week.

Weber County will be the recipient of one of the APA awards for the Agri-tourism ordinance.

Rob Scott indicated that he received an email from Greg Graves who indicated he is still in the recovery process.

7. Remarks from the County Attorney: Chris Allred indicated that he would be happy to give input if ever the Planning Commissioners need a question answered.

The Cache County Surveyor is retiring on Friday and Mr. Allred was asked if state law covers how issues can be handled if they do not have a surveyor. Chris Allred indicated that he would have to research this issue.

8. Adjourn:

There being no further business, the meeting was adjourned at 6:12 P.M.

Respectfully Submitted,

Sherri Sillitoe, Secretary, Weber County Planning

Minutes of the Ogden Valley Planning Commission Work Session held October 1, 2013, in the Weber County Planning Division Conference Room, commencing at 5:00 p.m.

Present: Pen Hollist, Chair; Ann Miller, Laura Warburton; John Howell;

Absent/Excused: Dennis Montgomery; Greg Graves; Kevin Parson

Staff Present: Rob Scott, Planning Director; Sean Wilkinson, Planner; Sherri Sillitoe, Secretary

Others Present: Kimbal Wheatley, Steve Clarke

1. Ogden Valley Charrette Topics
2. Adjourn

Robert Scott indicated that staff is working on a contract with Utah State University to identify the work program for the proposed design Charrette. One of the key components of the project is to identify study topics to be addressed by the students. A draft list of topics was previously sent to the members in anticipation of tonight's meeting.

An overall vision was discussed and a list of project design Charrette topics was reviewed and further defined to be included in the contract with Utah State University. A copy of the list is on file with the Planning Division office.

Respectfully submitted,

Sherri Sillitoe, Secretary
Weber County Planning Division



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Summit at Powder Mountain Phase 1A
Agenda Date: Tuesday, October 22, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 9241A

Property Information

Approximate Address: Powder Mountain Ski Resort
Project Area: 447 Acres
Zoning: Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Subdivision
Parcel ID: 22-006-0018, 23-012-0030, 23-012-0032, 23-012-0052, 23-012-0054, 23-012-0069, 23-012-0018
Township, Range, Section: T7N, R1E, Sections 1 & 12, and T7N, R2E, Sections 5, 6, 7, & 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

Summit at Powder Mountain Phase 1A received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013. This phase of the PRUD consists of 24 lots (Lots 1-23 including 7A and 7B) and approximately 297 acres of open space including a ski lift easement. The approved PRUD site plan shows five restricted lots (Lots 6R, 12R, 13R, 14R, and 23R) which are reflected on sheet 3 of the subdivision plat. However, sheet 2 of the subdivision plat also shows Lots 11 and 15 as restricted lots. This discrepancy must be clarified on the final subdivision plat because restricted lots are subject to the Hillside Review process.

The lot types in this Phase include "Ranch Single-Family" (Lots 1-4, 9-10) and "Estate Single-Family" (Lots 5-8, 11-23). The lots range in size from 30 acres to 1 acre and each has a designated buildable area. Lots 1-4 and 9-10 have setbacks of 50 feet (front), 20 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Lots 5-8 and 11-23 have setbacks of 20 feet (front), 10 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Phase 1A contains both the FV-3 and F-40 Zones, though the typical zoning area and setback requirements do not apply to this subdivision because the

lot sizes, setbacks, and building heights were part of the PRUD approval. Each of the lots in this subdivision is required to have at least two parking spaces.

Summit Pass (a public road) and Horizon Run (a private road) provide access for this subdivision. Lots 1, 2, 3, 4, 9, and 10 have access from a shared private drive which has been submitted for approval as an access exception. The approval is subject to the requirements of the Weber County Engineering Division and the Weber Fire District. Pathways for the overall Powder Mountain development were approved with the PRUD. Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. The conditions of approval and review agency comments from the PRUD remain in effect, in addition to the review agency comments specific to this phase.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Powder Mountain Water and Sewer Improvement District
- Requirements of the Weber County Surveyor
- Recording of the public road dedication plat which provides access to Phase 1A
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1A, subject to review agency requirements and the conditions of approval in this staff report, based on its compliance with applicable County Land Use Codes.

Exhibits

- A. Subdivision plat
- B. PRUD site plan showing Phase 1A location
- C. List of PRUD conditions of approval

Location Map

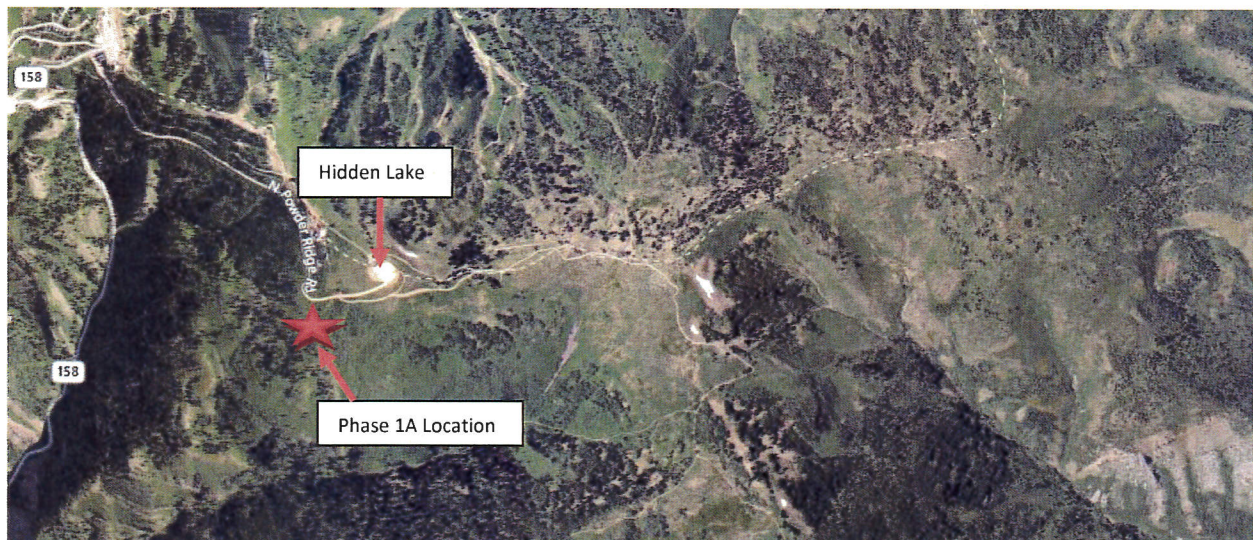
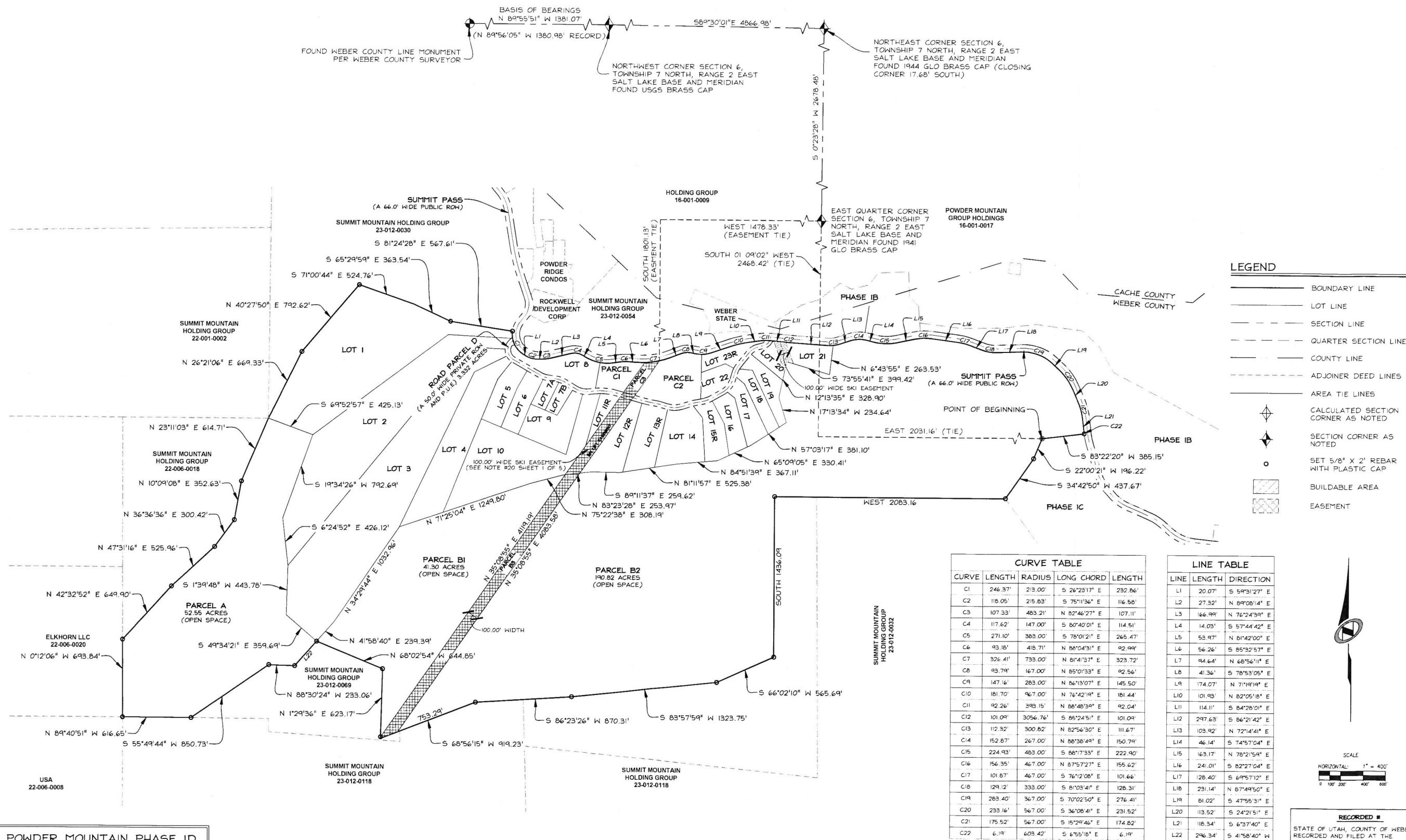


Exhibit A

SUMMIT AT POWDER MOUNTAIN PHASE 1A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T 7N, R 1E, SLBM, AND SECTION 7, THE SOUTH HALF OF SECTIONS 5 & 6, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM.



SUMMIT AT POWDER MOUNTAIN PHASE 1D
BOUNDARY, PARCEL A AND PARCEL B

LOCATED IN SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, WEBER COUNTY, UTAH

NO.	BY	DATE	REVISIONS:
1	T.D.	2013-09-17	PLAT NOTES & LEGAL DESCRIPTION

Sheet 2 of 5

N/V5

NOLTE VERTICAL FIVE

5217 SOUTH STATE STREET, SUITE 300
801.743.1300 TEL. 861.743.0300 FAX
MURRAY, UT 84107
WWW.NOLTE.COM

RECORDED #

STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE

REQUEST OF:

ENTRY NO.:

DATE: TIME:

BOOK: PAGE:

FEE \$:

WEBER COUNTY RECORDER

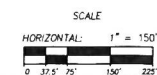
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 PATH: _____ DESIGNER: _____ PROJ. MGR: _____

NOTES:

NO.	BY	DATE	REVISIONS:
I	T.D.	2013-09-17	PLAT NOTES & LEGAL DESCRIPTION

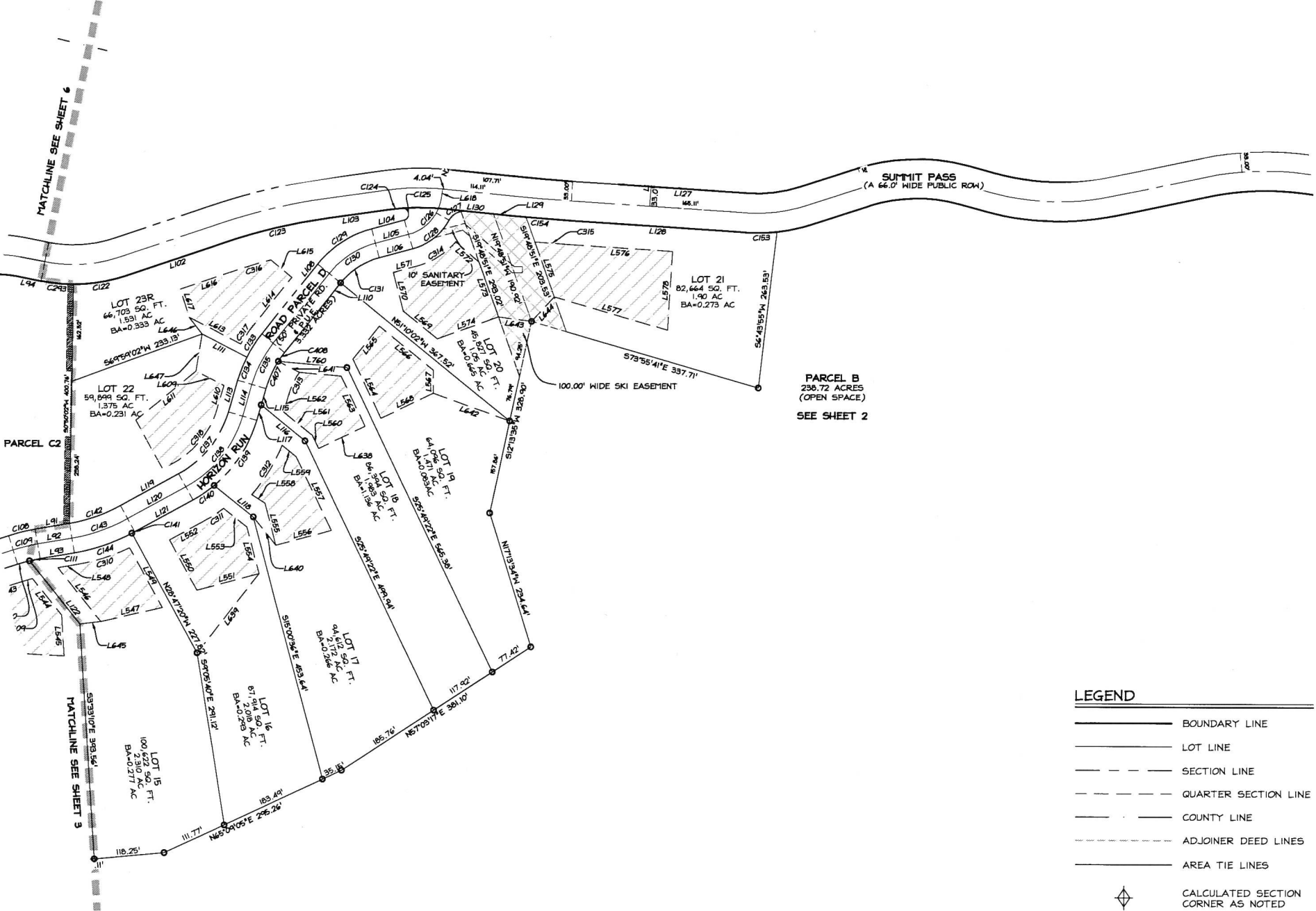
5217 SOUTH STATE STREET, SUITE 300

WEBER COUNTY RECORDER



SUMMIT AT POWDER MOUNTAIN PHASE 1A

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T 7N, R 1E, SLBM, AND SECTION 7, THE SOUTH HALF OF SECTIONS 5 & 6, AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM.



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - COUNTY LINE
 - ADJOINER DEED LINES
 - AREA TIE LINES
 - CALCULATED SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - SET 5/8" X 2' REBAR WITH PLASTIC CAP
 - BUILDABLE AREA
 - EASEMENT



SUMMIT AT POWDER MOUNTAIN PHASE 1D LOTS 15 TO 35

LOCATED IN SECTION 8 OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

NO.	BY	DATE	REVISIONS
1	T.D.	2013-09-17	PLAT NOTES & LEGAL DESCRIPTION

Sheet 4 of 5

NV5
NOLTE VERTICALFIVE
5217 SOUTH STATE STREET, SUITE 300
MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX
WWW.NV5.COM

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REQUEST OF: _____
ENTRY NO. _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WEBER COUNTY RECORDER

SEE SHEETS L1.9 AND L1.10 FOR VILLAGE DETAILED SITE PLANS

15' SHARED DRIVEWAY

4' HIKING/BIKING TRAIL WITH PAVED ROAD SECTION

BUILDING ENVELOPE (TYP.)

66' ROAD ROW

36' ROAD ROW

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

ROAD H

ROAD I

ROAD J

ROAD K

ROAD L

ROAD M

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ROAD QR

ROAD QS

ROAD QT

ROAD QU

ROAD QV

ROAD QW

ROAD QX

ROAD QY

ROAD QZ

ROAD RA

ROAD RB

ROAD RC

ROAD RD

ROAD RE

ROAD RF

ROAD RG

ROAD RH

ROAD RI

ROAD RJ

ROAD RK

ROAD RL

ROAD RM

ROAD RN

ROAD RO

ROAD RP

ROAD RQ

ROAD RR

ROAD RS

ROAD RT

Exhibit C

Findings, Conditions, and Requirements from the April 9, 2013 Staff Report to the Weber County Commission for the Summit at Powder Mountain PRUD

Conditions of Approval

The following items must be addressed prior to final subdivision approval:

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Building Inspection Division
- Requirements of the State Division of Drinking Water and Division of Water Quality
- Requirements of Powder Mountain Water and Sewer Improvement District including updated sewer and culinary water feasibility letters
- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the zoning development agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
- Approval of the Cache County units subject to the interlocal agreement or county line adjustment being completed prior to final subdivision approval
- Compliance with Chapter 36-B (Hillside Review) lot size tables

Ogden Valley Planning Commission Recommendation

The OVPC unanimously recommended approval of this PRUD on March 19, 2013 subject to several conditions and requirements. The OVPC included the following findings, conditions, and requirements in its recommendation for approval:

OVPC Findings:

- The architectural design of the proposed housing units is acceptable and complies with the PRUD criteria of Chapter 22-D.
- Accessory buildings are not proposed for any of the single-family dwelling lots.
- The landscape plans for the village and nest areas are sufficient and comply with applicable ordinance requirements.
- The units in Cache County are approved subject to an interlocal agreement with Cache County.
- The trails master plan is acceptable subject to the developers providing access and connections to existing trails on the Weber Pathways Ogden Valley Master Plan.
- The road pattern and public/private designations are adequate; however a road maintenance agreement between the developers and Weber County is required.
- Alternative road design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- A secondary access road in Cache County is required.
- The Access Exception application is approved subject to meeting design requirements.
- The restricted lots meet applicable standards.
- The zoning development agreement has been complied with, but the real estate transfer fee must remain at 1.5%.
- Delinquent property taxes on property within the PRUD boundary must be paid prior to final subdivision approval from the County Commission.
- Certification is required from the Summit Eden Design Review Board that each house plan submitted for a building permit complies with their Design Guidelines and the PRUD approval.
- The site plan with 116 lots and 154 units is approved.
- PRUD variations of the FV-3 zoning requirements for lot size, setback, and building heights are approved.
- Time share/nightly rental units shall be designated on the site plan.
- The conference center on Lot 76 is approved as a non-residential accessory use.
- Parking space adjustments from two spaces to one space are allowed for the nest units.
- The conditions of approval in the staff report must be complied with.

Exhibit C

Findings, Conditions, and Requirements from the April 9, 2013 Staff Report to the Weber County Commission for the Summit at Powder Mountain PRUD

Conditions of Approval

The following items must be addressed prior to final subdivision approval:

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- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the zoning development agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
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- The units in Cache County are approved subject to an interlocal agreement with Cache County.
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- The road pattern and public/private designations are adequate; however a road maintenance agreement between the developers and Weber County is required.
- Alternative road design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- A secondary access road in Cache County is required.
- The Access Exception application is approved subject to meeting design requirements.
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- The zoning development agreement has been complied with, but the real estate transfer fee must remain at 1.5%.
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- The conference center on Lot 76 is approved as a non-residential accessory use.
- Parking space adjustments from two spaces to one space are allowed for the nest units.
- The conditions of approval in the staff report must be complied with.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Summit at Powder Mountain Phase 1B
Agenda Date: Tuesday, October 22, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 9241B

Property Information

Approximate Address: Powder Mountain Ski Resort
Project Area: 57 Acres
Zoning: Commercial Valley Resort Recreation-1 Zone (CVR-1), Forest Valley-3 Zone (FV-3)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Subdivision
Parcel ID: 23-012-0029, 23-012-0032, 23-012-0052, 23-012-0054
Township, Range, Section: T7N, R2E, Sections 5, 6, 7, and 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 11 (CVR-1 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

Summit at Powder Mountain Phase 1B received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013. This phase of the PRUD consists of 11 lots (Lots 24-34), 46 acres of open space, and a condominium development parcel (Development Parcel B) with 15 "Nest Units", though this parcel has already been approved as a separate subdivision. A part of Lot 26, the majority of Lots 32-34, some of the units on Development Parcel B, and part of Heartwood Drive are located in Cache County and fall under the provisions of the inter-local agreement which allows Weber County to act as the Land Use Authority for the units in Cache County.

The lot types in this phase include "Cabin Single-Family" (Lots 24-34). The lots range in size from 21,731 square feet to 37,269 square feet and each has a designated buildable area. Lots 24-34 have setbacks of 20 feet (front), 15 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Phase 1B is located in both the FV-3 and CVR-1 Zones, though the typical zoning area and setback requirements do not apply to this subdivision because the lot sizes, setbacks, and building heights were part of the PRUD approval. Each of the lots in this subdivision is required to have at least two parking spaces.

A new private road (Heartwood Drive) provides access for this subdivision from the main public road (Summit Pass). Lots 24-31 have potential frontage on both roads; therefore, a no-access line must be shown on the plat to clarify where access to the lots will be. Pathways for the overall Powder Mountain development were approved with the PRUD. Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. The conditions of approval and review agency comments from the PRUD remain in effect, in addition to the review agency comments specific to this phase.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Powder Mountain Water and Sewer Improvement District
- Requirements of the Weber County Surveyor
- Recording of the public road dedication plat which provides access to Phase 1B
- All applicable requirements from the PRUD approval remain in effect

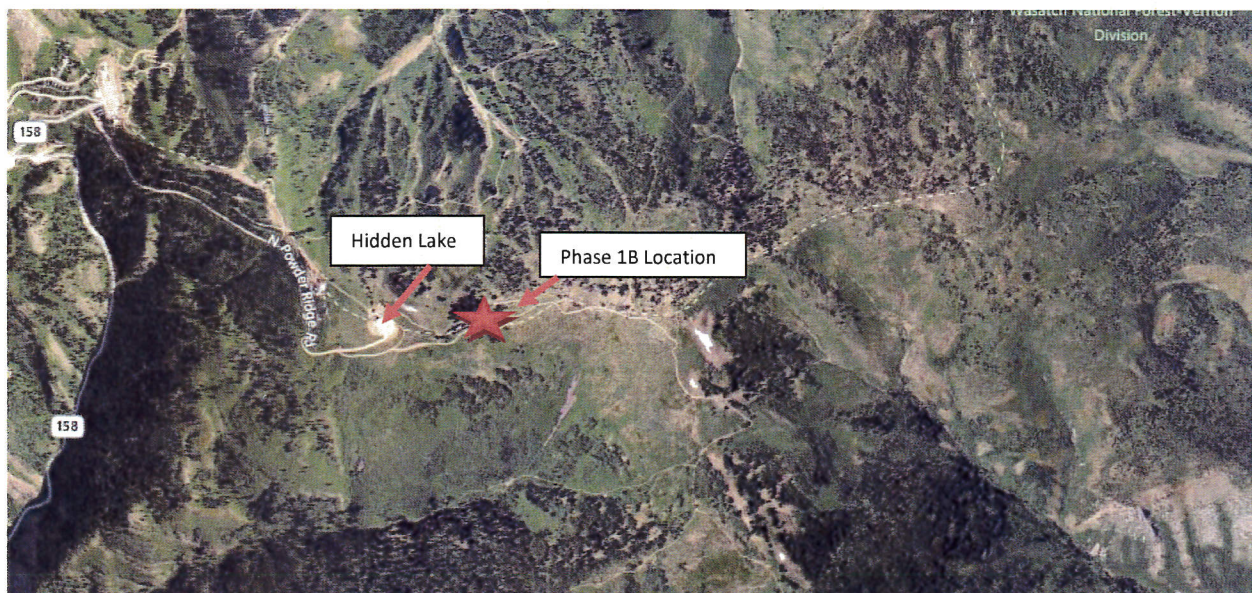
Staff Recommendation

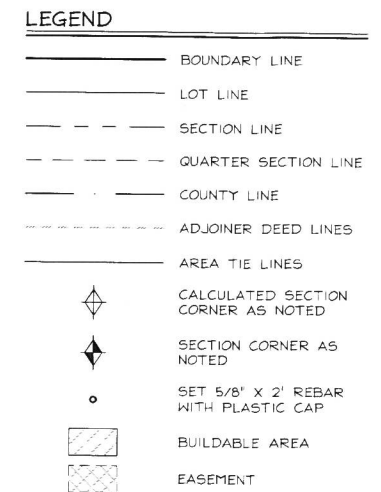
Staff recommends approval of Summit at Powder Mountain Phase 1B, subject to review agency requirements and the conditions of approval in this staff report, based on its compliance with applicable County Land Use Codes.

Exhibits

- A. Subdivision plat
- B. PRUD site plan showing Phase 1B location
- C. List of PRUD conditions of approval

Location Map





LINE TABLE		
LINE	LENGTH	DIRECTION
L23	25.00'	S 9°40'13" W
L24	1493.22'	S 86°11'14" W
L25	147.00'	S 6°15'42" W
L26	166.47'	N 83°44'18" W
L27	84.38'	N 48°29'04" W
L28	225.95'	N 66°28'34" W
L29	79.01'	N 42°22'41" W
L30	261.55'	N 16°40'20" W
L31	118.34'	N 6°37'40" W
L32	115.52'	N 24°21'51" W
L33	81.02'	S 57°55'31" W
L34	231.14'	S 87°49'50" W
L35	128.40'	N 64°57'12" E
L36	241.01'	N 82°27'04" E
L37	163.17'	N 78°21'54" E
L38	46.14'	N 74°57'04" E
L39	103.92'	S 72°14'41" W
L40	297.63'	N 86°21'42" E
L41	105.46'	S 84°28'01" E

LOCATED IN SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, WEBER COUNTY, UTAH

[illegible]Sheet **2** of 3

N V 5

NOLTE VERTICAL FIVE
217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.COM

RECORDED #

STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE

REQUEST OF: _____

ENTRY NO: _____

DATE: TIME:

BOOK: _____ PAGE: _____

BOOK: _____ PAGE: _____

FEE \$ _____

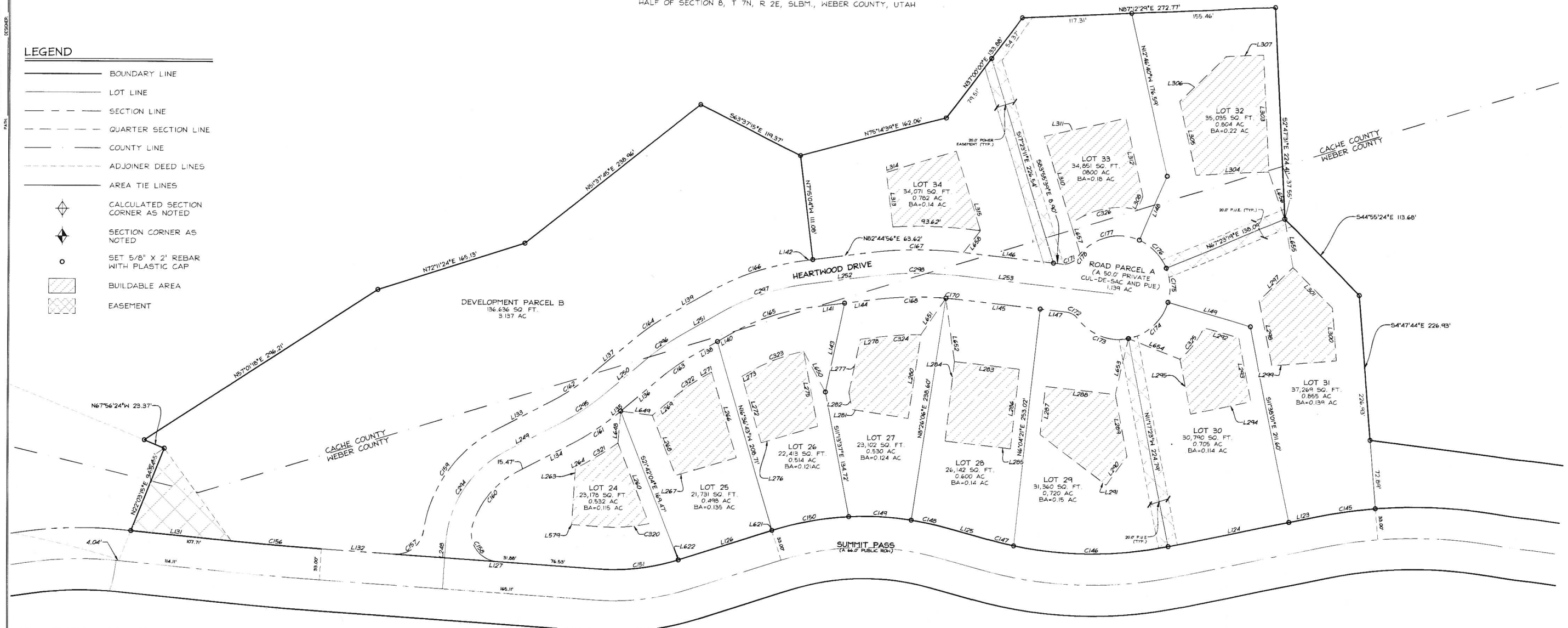
WEBER COUNTY RECORDER

SUMMIT AT POWDER MOUNTAIN PHASE 1B

LOCATED IN THE SOUTH HALF OF SECTIONS 5 & 6, AND THE NORTH
HALF OF SECTION 8, T 7N, R 2E, S1B1M, WEBER COUNTY, UTAH

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SET 5/8" X 2' REBAR WITH PLASTIC CAP
- BUILDABLE AREA
- EASEMENT



CURVE TABLE

CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C145	63.61'	533.00'	S 81°47'07" W	63.57'
C146	166.44'	417.00'	N 89°48'02" E	165.33'
C147	27.76'	417.00'	S 76°51'29" E	27.75'
C148	38.44'	333.00'	N 78°15'29" W	38.42'
C149	67.91'	333.00'	N 87°24'27" W	67.80'
C150	84.30'	333.00'	S 79°29'51" W	84.08'
C151	87.68'	234.82'	N 82°56'30" E	87.17'
C156	98.91'	2490.76'	S 85°24'51" E	98.90'
C157	44.59'	30.00'	N 51°03'40" E	40.60'
C158	54.01'	30.00'	S 34°47'21" E	47.00'
C159	136.58'	145.00'	S 35°28'08" W	131.59'
C160	75.72'	95.00'	S 39°37'07" W	73.74'
C161	59.02'	275.00'	N 56°18'22" E	58.90'
C162	48.29'	225.00'	N 56°18'22" E	48.19'
C163	39.27'	225.00'	S 55°09'31" W	39.22'
C164	48.00'	275.00'	S 55°09'31" W	47.94'
C165	88.71'	225.00'	S 71°27'14" W	88.14'
C166	106.42'	275.00'	S 71°27'14" W	107.72'
C167	98.83'	425.00'	S 84°24'38" W	98.61'
C168	74.35'	375.00'	S 88°25'44" W	74.23'

CURVE TABLE

CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C170	12.85'	375.00'	N 84°54'34" W	12.85'
C171	19.01'	18.00'	N 65°48'35" E	18.14'
C172	14.67'	18.00'	N 60°35'11" W	14.26'
C173	61.48'	55.00'	S 64°16'03" E	58.33'
C174	60.31'	55.00'	N 47°17'43" E	57.34'
C175	36.95'	55.00'	N 37°21'56" W	36.26'
C176	42.31'	55.00'	N 44°39'02" W	41.28'
C177	70.00'	55.00'	S 76°50'57" W	65.37'
C178	4.65'	55.00'	S 37°58'04" W	4.65'
C244	123.18'	120.00'	S 33°02'46" W	117.85'
C245	53.65'	250.00'	N 56°18'22" E	53.55'
C246	43.64'	250.00'	S 55°09'31" W	43.58'
C247	98.57'	250.00'	S 71°27'14" W	97.93'
C248	93.02'	400.00'	S 84°24'38" W	92.81'
C320	51.59'	189.82'	S 85°51'07" W	51.43'
C321	43.32'	300.00'	N 58°19'02" E	43.28'
C322	34.91'	200.00'	N 55°09'31" E	34.87'
C323	57.90'	180.00'	N 64°22'26" E	57.65'
C324	43.26'	335.00'	N 86°26'53" E	43.23'
C325	42.24'	100.00'	N 36°36'31" E	41.93'

CURVE TABLE

CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C326	75.24'	85.00'	S 77°47'15" W	72.81'

LINE TABLE

LINE	LENGTH	DIRECTION
L148	74.13'	N 23°18'36" E
L149	92.59'	S 74°07'11" E
L248	15.22'	N 33°18'18" E
L249	67.41'	N 62°27'14" E
L250	60.24'	N 50°09'29" E
L251	49.03'	N 60°09'33" E
L252	71.93'	N 82°44'56" E
L253	164.14'	S 83°55'39" E
L260	91.90'	S 21°42'04" E
L263	59.86'	N 33°18'18" E
L264	9.94'	N 62°27'14" E
L266	94.83'	S 16°36'43" E
L267	67.61'	S 73°23'17" W
L268	68.55'	N 21°42'04" W
L269	34.17'	N 50°09'29" E
L271	9.43'	N 60°09'33" E
L273	13.49'	N 60°09'33" E
L275	80.87'	S 11°13'37" E
L276	63.05'	S 73°23'17" W
L277	57.70'	N 12°00'14" E

LINE TABLE

LINE	LENGTH	DIRECTION
L123	30.58'	N 78°21'59" E
L124	132.59'	N 78°21'59" E
L125	46.14'	S 74°57'04" E
L127	219.49'	S 86°21'42" E
L131	114.11'	S 84°28'01" E
L132	78.15'	S 86°21'42" E
L133	67.41'	N 62°27'14" E
L134	67.41'	S 62°27'14" W
L136	57.55'	S 50°09'29" E
L137	60.24'	N 50°09'29" E
L138	30.71'	S 60°09'33" W
L139	49.03'	N 60°09'33" E
L140	18.32'	S 60°09'33" W
L141	36.96'	S 82°44'56" W
L142	8.31'	N 82°44'56" E
L143	96.47'	N 12°00'14" E
L144	34.97'	S 82°44'56" W
L145	88.66'	N 83°55'39" E
L146	97.08'	S 83°55'39" E
L147	27.76'	N 83°55'39" W

LINE TABLE

LINE	LENGTH	DIRECTION
L278	22.46'	N 82°44'56" E
L280	90.02'	S 82°44'56" W
L281	61.29'	N 81°33'54" W
L282	18.46'	N 11°13'37" W
L283	70.00'	N 83°55'39" W
L284	85.00'	S 6°04'21" E
L285	70.00'	S 83°55'39" E
L286	85.00'	N 6°04'21" E
L287	51.44'	N 6°04'21" E
L288	74.99'	S 83°55'39" E
L289	67.32'	S 11°17'23" E
L290	37.86'	S 36°59'11" W
L291	88.15'	N 53°00'49" W
L292	39.62'	S 74°07'11" E
L293	68.96'	S 11°38'01" E
L295	59.34'	N 11°17'23" W
L297	50.15'	S 45°04'36" W
L298	70.44'	S 11°38'01" E
L299	68.76'	N 85°12'16" E
L300	56.22'	N 47°47'44" W

LINE TABLE

LINE	LENGTH	DIRECTION
L301	60.21'	N 44°55'24" W
L303	123.92'	S 2°47'31" E
L304	79.38'	S 87°12'29" W
L305	80.00'	N 12°46'40" W
L306	68.29'	N 45°50'30" E
L307	42.00'	N 87°12'29" E
L308	15.11'	S 23°18'36" W
L310	96.87'	N 17°23'11" W
L311	89.49'	N 77°13'20" E
L312	85.06'	S 12°46'40" E
L313	58.07'	N 71°50'4" W
L314	78.00'	N 72°36'49" E
L315	88.05'	S 17°23'11" E
L579	32.19'	N 86°21'42" W
L618	15.56'	N 90°40'9" E
L621	0.06'	S 72°15'00" W
L622	1.04'	S 72°22'20" W
L653	60.89'	S 12°57'04" W
L654	59.15'	S 68°59'41" E
L655	52.03'	S 9°42'51" E

LINE TABLE

LINE	LENGTH	DIRECTION
L656	52.67'	N 19°20'13" W
L657	33.25'	N 17°23'11" W
L658	29.35'	N 37°39'48" E



SCALE
HORIZONTAL: 1" = 50'
0 10 20 30 40

SUMMIT AT POWDER MOUNTAIN PHASE 1D LOTS 15 TO 34

LOCATED IN SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, WEBER COUNTY, UTAH

NO.	BY	DATE	REVISIONS:
1	T.D.	2013-09-17	PLAT NOTES & LEGAL DESCRIPTIONS

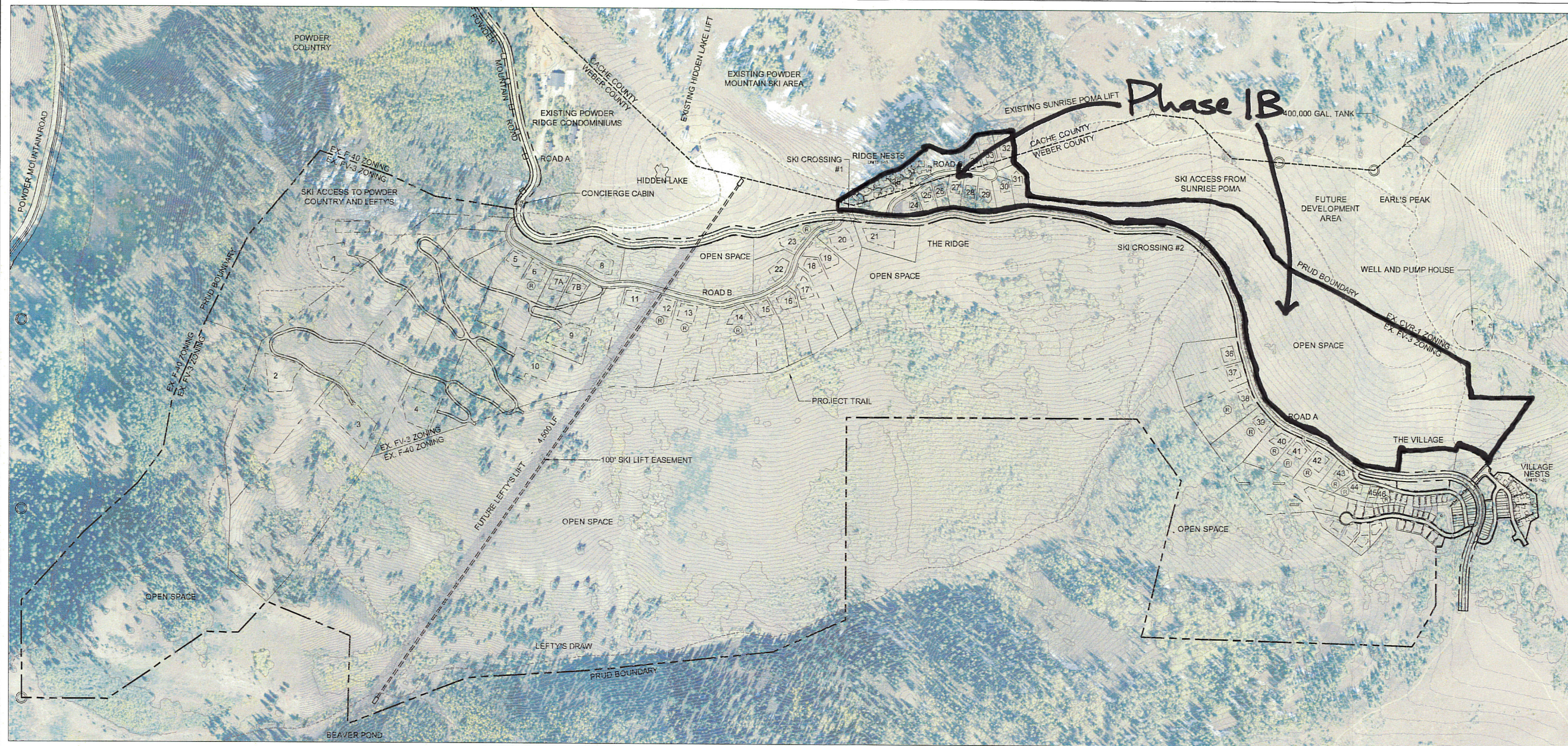
Sheet 3 of 3

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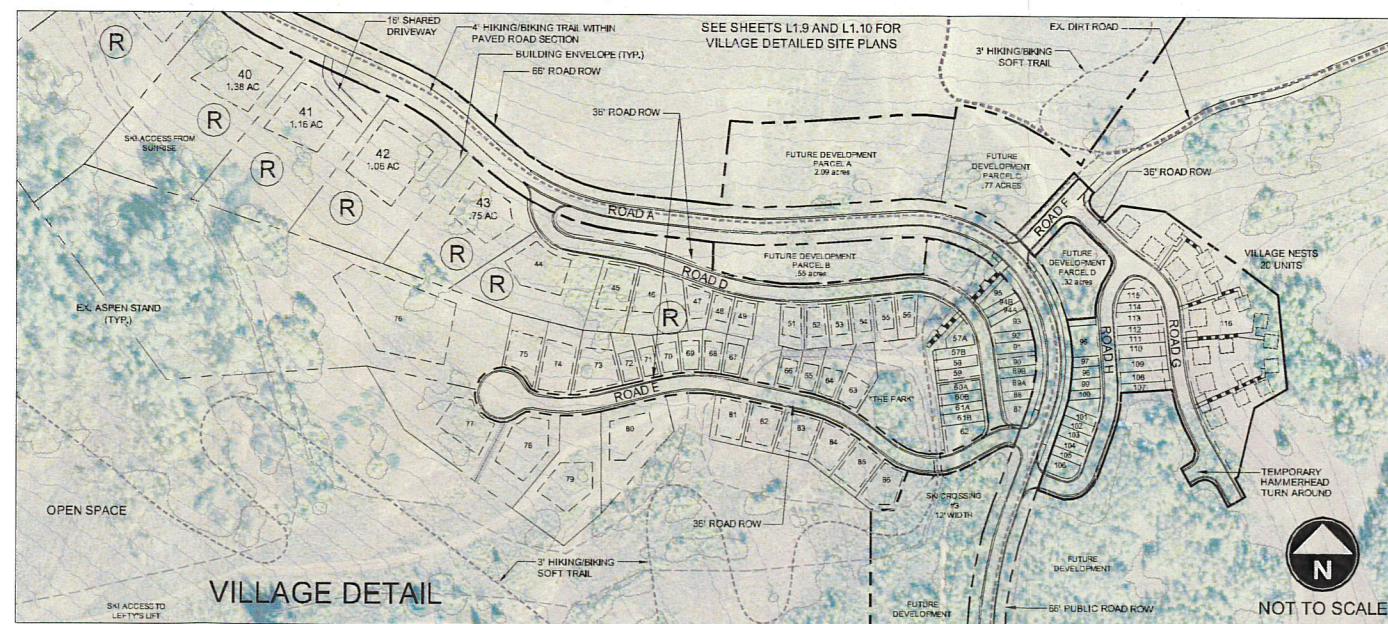
NOLTE VERTICAL FIVE

3317 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL. 801.743.3300 FAX

RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO. _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WEBER COUNTY RECORDER



PRUD DEVELOPMENT DATA	
TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE FV-3 AREA	392.04 ACRES
ZONE F-40 AREA	194.83 ACRES
ZONE CVR-1 AREA	2.46 ACRES
CACHE COUNTY AREA	4.90 ACRES
ROAD ROW AREA	18.96 ACRES
SLOPES > 40%	111.85 ACRES
NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	116 LOTS
PROPOSED UNITS	154 UNITS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	26 UNITS
CABIN SINGLE FAMILY	11 UNITS
HILLSIDE SINGLE FAMILY	36 UNITS
VILLAGE SINGLE FAMILY	17 UNITS
VILLAGE LIVE/WORK SF NESTS	23 UNITS
NESTS	35 UNITS
PROPOSED DENSITY	1 UNIT/3.85 ACRES
PROPOSED OPEN SPACE	384.19 ACRES (64.6%)



SUMMIT EDEN
PHASE 1 PRUD SUBMITTAL
POWDER MOUNTAIN, WEBER COUNTY, UTAH



DATE:	MAY 24, 2013
PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
5/24/13 - LOT ADJUSTMENTS - PRUD	
REVISIONS	

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:

L1.3



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Summit at Powder Mountain Phase 1C
Agenda Date: Tuesday, October 22, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 9241C

Property Information

Approximate Address: Powder Mountain Ski Resort
Project Area: 71 Acres
Zoning: Forest Valley-3 Zone (FV-3)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Subdivision
Parcel ID: 23-012-0032, 23-012-0052
Township, Range, Section: T7N, R2E, Sections 5 & 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

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Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

Summit at Powder Mountain Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013. This phase of the PRUD consists of 64 lots (Lots 36-95). There is no Lot 50 (it was removed and designated as open space) but Lots 57, 60, 61, 89, and 94 have A and B lots. Phase C has approximately 47 acres of open space. The approved PRUD site plan shows seven restricted lots (Lots 38-44R and 46R) which are reflected on the subdivision plat. Restricted lots are subject to the Hillside Review process.

The lot types in this phase include "Estate Single-Family" (Lots 36-43), "Hillside Single-Family" (Lots 44-56 and 63-86, Lot 50 was eliminated), "Village Single-Family" (Lots 57B-62), and "Village Live/Work Single-Family" (Lots 57A and 87-95). The lots range in size from 2.7 acres to 713 square feet and each has a designated buildable area, though on the smaller lots the entire lot is designated as buildable area. Lots 36-43 have setbacks of 20 feet (front), 10 feet (sides), and 30 feet (rear) with a maximum building height of 35 feet. Lots 44-56 and 63-86 have setbacks of 5 feet (front), 5 feet (sides), and 20 feet (rear) with a maximum building height of 35 feet. Lots 57B-62 have setbacks of 0 feet (front), 0 feet (sides), and 5 feet (rear) with a maximum building height of 35 feet. Lots 57A and 87-95 have no setback requirements and the maximum building height is 35 feet for Lot 57A and 40 feet for Lots 87-95.

Phase 1C is zoned only FV-3, though the typical zoning area and setback requirements do not apply to this subdivision because the lot sizes, setbacks, and building heights were part of the PRUD approval. Each of the lots in this subdivision is required to have at least two parking spaces. This may be difficult due to the narrow lot widths on the smaller lots and the Planning Commission should ask the developers to provide information on how this will be accomplished.

Summit Pass and Spring Park (public roads) and Copper Crest (a private road) provide access for this subdivision. The public right-of-way for Spring Park is only 36 feet, but this width was approved as part of the PRUD. Many of the lots have potential frontage on two roads; therefore, no-access lines must be shown on the plat to clarify where access to the lots will be. Lot 42 has access from a private drive on Lot 41 which has been submitted for approval as an access exception. The approval is subject to the requirements of the Weber County Engineering Division and the Weber Fire District. Pathways for the overall Powder Mountain development were approved with the PRUD. Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. The conditions of approval and review agency comments from the PRUD remain in effect, in addition to the review agency comments specific to this phase.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Powder Mountain Water and Sewer Improvement District
- Requirements of the Weber County Surveyor
- Recording of the public road dedication plat which provides access to Phase 1C
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1C, subject to review agency requirements and the conditions of approval in this staff report, based on its compliance with applicable County Land Use Codes.

Exhibits

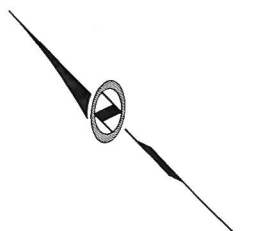
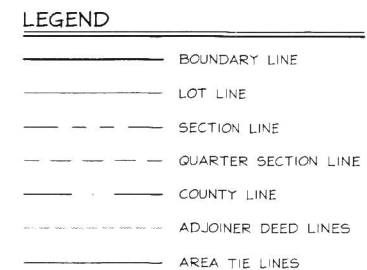
- A. Subdivision plat
- B. PRUD site plan showing Phase 1C location
- C. List of PRUD conditions of approval

Location Map




LOCATED IN SECTIONS 5 , 6, AND 8, TOWNSHIP 7 NORTH, RANGE 2
EAST, SLBM., WEBER COUNTY, UTAH

DATE: _____ TIME: _____ DRAWING NAME: _____
 SERVER: _____ SERVICE: _____ PLOTTING VIEW: _____
 PAPER: _____ DESIGNER: _____ PROJ. NOS: _____



SCALE

HORIZONTAL: 1" = 60'



A horizontal graphic scale bar with alternating black and white segments. The segments are labeled with their lengths in feet: 0, 15, 30, 60, and 90. The bar is divided into four equal segments, each representing 15 feet.

LOCATED IN SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, WEBER COUNTY, UTAH

NO.	BY	DATE	REVISIONS:
1	TD	2013-09-17	PLAT NOTES & LEGAL DESCRIPTION

Sheet **3** of 5

NV5

NOLTE VERTICALFIVE
7 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
763.1300.TRI. 801.763.0300.EAX WWW.NOLTE.COM

RECORDED #

STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE

REQUEST OF: _____

ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER

SUMMIT AT POWDER MOUNTAIN PHASE 1C

LOCATED IN THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, S1B1M., WEBER COUNTY, UTAH.

SUMMIT PASS
(A 66.0' PUBLIC ROW)

COPPER CREST
ROAD PARCEL A
(A 36.0' PRIVATE ROW AND PUE)

SKI EASEMENT

SPRING PARK
(36.0' PUBLIC RD. AND PUE)

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJOINER DEED LINES
- AREA TIE LINES
- ◆ CALCULATED SECTION CORNER AS NOTED
- ◆ SECTION CORNER AS NOTED
- SET 5/8" X 2' REBAR WITH PLASTIC CAP
- ▨ BUILDABLE AREA
- ▧ EASEMENT

SUMMIT AT POWDER MOUNTAIN PHASE 1D
LOTS 45-56, 63-75, 78-86, & PARCELS E-J

LOCATED IN SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, WEBER COUNTY, UTAH

NO.	BY	DATE	REVISIONS:
1	TD	2013-09-17	PLAT NOTES & LEGAL DESCRIPTIONS



SCALE
HORIZONTAL 1" = 30'
VERTICAL 1" = 30'

Sheet 4 of 5

NV5

NOTTE VERTICALFIVE

5217 SOUTH STATE STREET, SUITE 300
BOULDER, CO 80501-1300 TEL: 801.743.0300 FAX: 801.743.0301

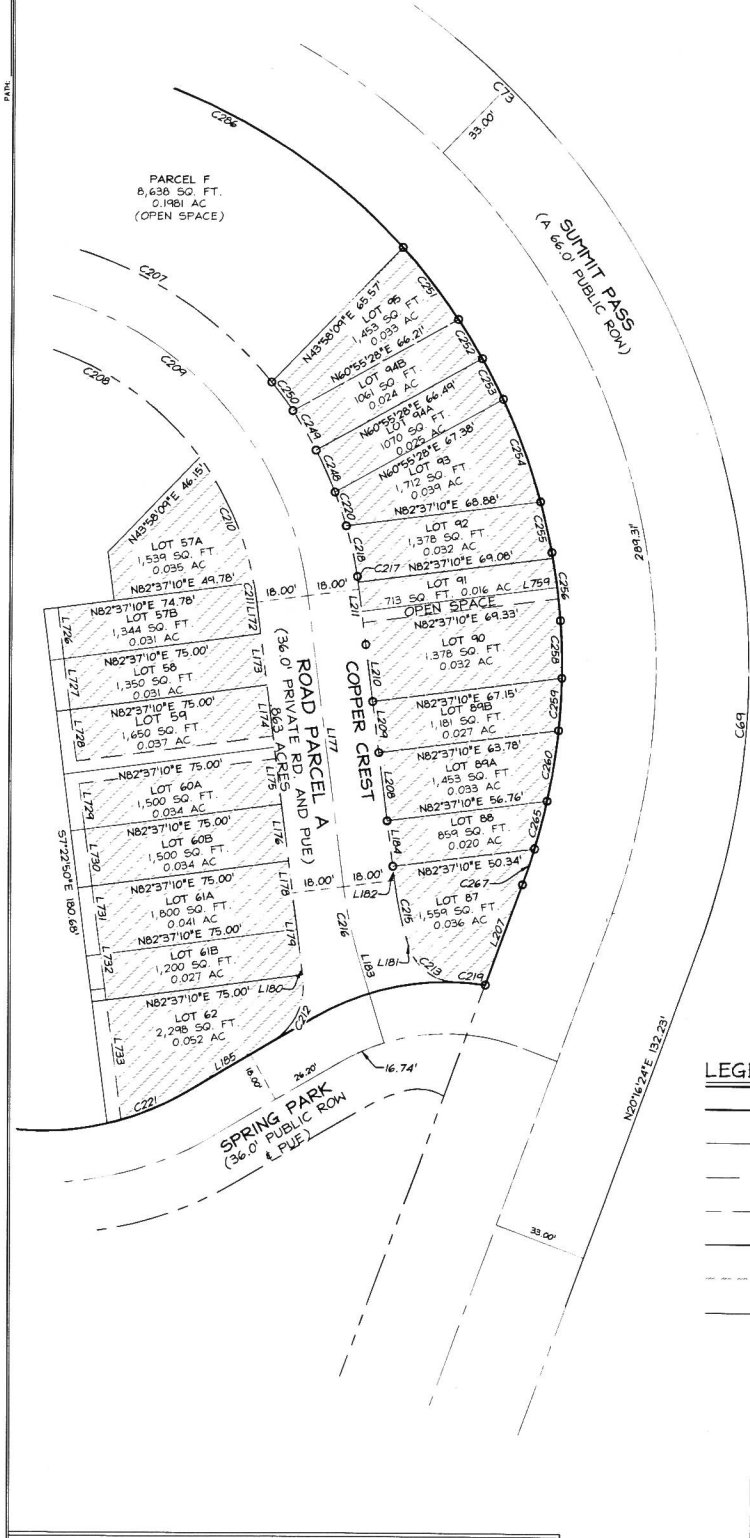
MURRAY, UT 84107
WEBER COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF:
ENTRY NO.:
DATE: TIME:
BOOK: PAGE:
FEE \$

SUMMIT AT POWDER MOUNTAIN PHASE 1C

LOCATED IN THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8, T 7N, R 2E, S16M, WEBER COUNTY, UTAH.

DRAWING NAME: PLATTING VIEW
DATE: 2013-09-17
BY: TD
CHECKED: JLD



LINE	LENGTH	DIRECTION
L150	76.37'	S 16°40'20" E
L151	150.90'	S 16°40'20" E
L152	34.27'	S 16°40'20" E
L153	79.01'	N 42°22'41" W
L154	52.33'	N 66°28'34" W
L155	165.00'	N 66°28'34" W
L156	8.63'	N 66°28'34" W
L157	46.14'	N 48°29'04" W
L158	43.24'	N 48°29'04" W
L159	93.74'	S 81°19'28" E
L160	93.74'	S 81°19'28" E
L161	57.11'	S 81°19'28" E
L162	36.62'	S 81°19'28" E
L163	64.70'	S 70°13'16" E
L164	64.70'	S 70°13'16" E
L165	32.06'	S 70°13'16" E
L166	32.64'	S 70°13'16" E
L167	32.71'	N 84°03'51" W
L168	138.80'	S 84°03'51" W
L169	40.00'	N 84°03'51" W

LINE	LENGTH	DIRECTION
L170	40.00'	N 84°03'51" E
L171	26.09'	N 84°03'51" E
L172	11.11'	N 72°22'37" W
L173	18.00'	N 72°22'37" W
L174	22.00'	N 72°22'37" W
L175	20.00'	N 72°22'37" W
L176	20.00'	N 72°22'37" W
L177	102.39'	N 72°22'37" W
L178	16.00'	N 72°22'37" W
L179	20.00'	S 72°22'37" E
L180	4.86'	S 72°22'37" E
L181	0.59'	S 17°14'09" E
L182	4.92'	S 72°22'37" E
L183	12.59'	N 71°14'09" W
L184	16.00'	N 72°22'37" W
L185	34.38'	S 59°58'41" W
L186	59.72'	N 52°40'58" W
L187	27.89'	N 77°52'47" W
L188	37.37'	N 77°52'47" W
L189	60.00'	N 77°52'47" W

LINE	LENGTH	DIRECTION
L190	19.14'	N 77°52'47" W
L191	33.20'	S 76°22'37" W
L192	36.54'	S 76°22'37" W
L193	47.52'	S 76°22'37" W
L194	5.04'	N 78°24'40" W
L195	5.04'	S 78°24'40" E
L196	117.26'	N 76°22'37" E
L197	46.57'	S 77°52'47" E
L198	61.71'	S 77°52'47" E
L199	36.12'	S 77°52'47" E
L200	1.68'	S 52°40'58" E
L201	58.04'	S 52°40'58" E
L202	111.93'	S 52°40'58" E
L203	126.69'	N 76°28'35" W
L204	128.38'	N 16°46'15" E
L205	97.33'	S 11°35'20" W
L206	116.81'	N 77°52'47" W
L207	37.40'	N 20°16'24" E
L208	24.00'	N 72°22'37" W
L209	18.00'	N 72°22'37" W

LINE	LENGTH	DIRECTION
L359	48.65'	N 33°31'24" W
L360	81.49'	N 16°46'15" E
L361	27.23'	S 81°19'28" E
L362	75.91'	S 12°35'17" W
L363	54.44'	N 85°55'50" W
L364	65.35'	S 6°50'25" E
L365	65.65'	N 85°55'50" W
L366	74.42'	N 12°35'17" E
L367	1.01'	S 70°13'16" E
L370	24.54'	N 70°13'16" W
L371	60.94'	S 6°50'25" E
L372	26.67'	N 83°09'35" E
L373	43.33'	N 12°07'13" E
L374	29.59'	N 37°24'48" W
L375	41.88'	N 12°07'13" E
L377	40.50'	S 12°34'07" W
L378	33.56'	N 77°52'47" W
L379	40.42'	N 12°34'07" E
L381	41.46'	S 8°06'39" W
L386	52.88'	S 0°42'17" E

LINE	LENGTH	DIRECTION
L335	77.71'	S 42°22'41" E
L337	23.19'	N 66°28'34" W
L339	104.60'	S 58°07'34" W
L341	98.62'	N 39°06'53" E
L342	69.25'	N 45°30'01" W
L343	29.44'	N 66°28'34" W
L344	103.82'	S 39°06'53" W
L345	103.41'	S 6°28'34" E
L346	77.48'	N 37°24'48" E
L347	1.98'	N 66°28'34" W
L348	111.74'	S 37°24'48" W
L349	101.30'	S 52°40'52" E
L350	121.94'	N 37°55'08" E
L351	58.82'	S 56°28'36" W
L352	81.94'	N 52°40'52" W
L353	82.50'	N 37°55'08" E
L354	1.91'	S 48°29'04" E
L355	65.66'	N 56°28'36" E
L357	63.48'	S 16°46'15" W
L358	72.69'	N 76°28'35" W

LINE	LENGTH	DIRECTION
L210	20.00'	N 72°22'37" W
L211	19.48'	N 72°22'37" W
L240	160.34'	N 83°44'18" W
L243	31.05'	N 84°03'51" E
L244	9.02'	N 84°03'51" E
L245	37.44'	S 77°52'47" E
L246	30.21'	N 83°09'35" E
L319	50.61'	S 16°40'20" E
L320	90.02'	S 74°24'41" W
L321	48.91'	N 16°40'20" W
L323	90.39'	S 68°00'36" W
L324	100.24'	N 16°40'20" W
L325	90.02'	N 74°24'41" E
L326	90.16'	S 16°40'20" E
L327	80.34'	S 52°41'21" W
L329	80.14'	N 68°00'36" E
L331	90.17'	N 40°25'04" E
L333	70.45'	N 42°22'41" W
L334	90.29'	S 52°41'21" W

LINE	LENGTH	DIRECTION
L387	2.65'	S 84°03'51" W
L388	32.17'	N 2°51'57" W
L389	47.29'	N 3°43'11" E
L390	34.37'	S 84°03'51" W
L391	51.96'	N 0°42'17" W
L393	50.15'	S 5°07'44" E
L394	30.77'	S 84°03'51" W
L395	50.01'	N 5°07'44" W
L397	27.71'	N 84°03'51" E
L398	50.00'	S 5°56'09" E
L399	30.00'	S 84°03'51" E
L400	50.00'	N 5°56'09" W
L401	30.00'	N 84°03'51" E
L402	50.00'	S 5°56'09" E
L403	30.00'	S 84°03'51" W
L404	50.00'	N 5°56'09" W
L405	30.00'	N 84°03'51" E
L406	50.00'	S 5°56'09" E
L407	24.08'	S 84°03'51" W
L408	50.00'	N 5°56'09" W

LINE	LENGTH	DIRECTION
L409	21.09'	N 84°03'51" E
L411	50.03'	N 2°51'57" W
L428	50.30'	N 84°03'51" E
L429	27.92'	S 77°52'47" E
L430	50.00'	S 12°07'13" W
L431	14.14'	N 77°52'47" W
L433	50.01'	S 84°03'51" W
L434	50.01'	S 1°26'42" W
L435	50.01'	S 1°26'42" W
L436	50.01'	S 5°54'02" E
L437	50.01'	S 5°54'02" E
L438	50.01'	N 13°14'46" W
L439	50.00'	N 13°14'46" W
L440	26.33'	S 12°22'37" W
L441	50.00'	S 13°37'23" E
L442	25.00'	N 76°22'37" E
L443	50.00'	S 13°37'23" E
L444	26.54'	S 76°22'37" W
L445	50.00'	S 13°37'23" E
L446	26.54'	N 76°22'37" E

LINE	LENGTH	DIRECTION
L447	42.68'	N 77°52'47" W
L448	65.08'	N 81°08'0" E
L450	41.57'	S 77°52'47" E
L451	65.00'	S 12°07'13" W
L452	51.24'	N 77°52'47" W
L453	65.00'	S 12°07'13" W
L454	45.32'	S 77°52'47" E
L455	65.27'	N 17°19'26" E
L456	31.55'	N 77°52'47" W
L457	65.27'	S 17°19'26" W
L458	55.64'	S 77°52'47" E
L459	64.01'	N 20°16'39" E
L460	64.46'	N 20°16'39" E
L462	70.16'	S 37°19'02" W
L463	39.51'	N 52°40'58" W
L464	70.19'	N 37°19'02" E
L465	48.04'	S 52°40'58" E
L466	70.19'	S 37°19'02" W
L467	48.04'	N 52°40'58" W
L468	26.75'	N 52°40'58" W

LINE	LENGTH	DIRECTION
L469	70.27'	N 37°19'02" E
L471	57.51'	S 18°13'59" W
L472	36.53'	N 90°00'00" W
L473	7.67'	S 78°24'40" E
L474	30.10'	S 78°24'40" E
L475	30.20'	S 13°37'23" E
L476	27.70'	S 84°03'51" W
L477	3.30'	S 78°24'40" E
L580	51.67'	N 85°55'50" W
L581	42.52'	N 76°22'37" E
L582	78.61'	S 10°59'59" W
L583	80.98'	N 10°59'59" E
L584	88.18'	S 11°35'20" W
L585	87.24'	N 11°35'20" E
L586	61.21'	S 11°35'20" W
L587	68.21'	N 26°45'20" E
L588	60.59'	N 54°33'35" W
L589	67.00'	S 39°25'43" W
L590	54.34'	S 1°51'41" E
L591	64.50'	N 39°32'48" E

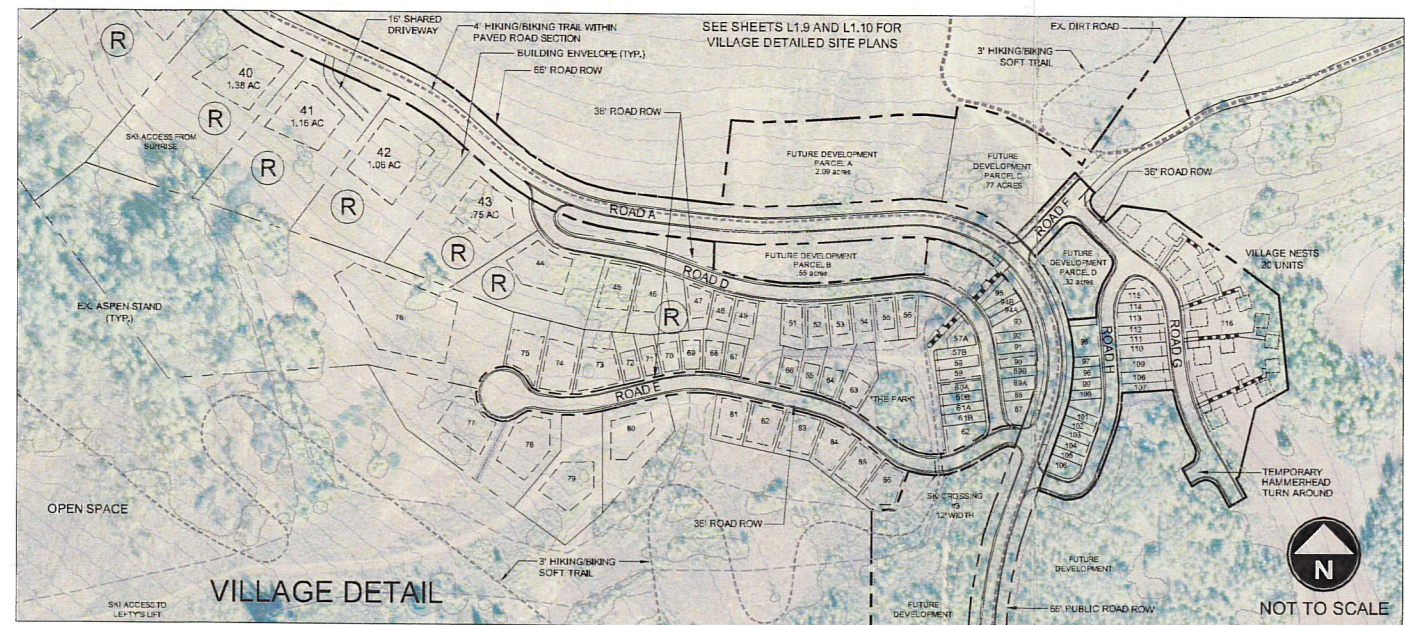
LINE	LENGTH	DIRECTION
L592	64.39'	N 54°33'35" W
L593	59.01'	S 49°20'31" W
L594	49.86'	S 0°07'03" E
L595	56.06'	N 88°44'21" E
L596	73.86'	S 41°27'32" E
L597	67.89'	N 0°07'03" W
L598	71.64'	N 76°22'37" E
L659	60.21'	N 35°26'25" E
L660	92.49'	N 54°33'35" W
L661	62.18'	S 26°45'20" E
L662	57.51'	N 81°21'59" E
L663	17.44'	S 2°50'09" E
L664	39.89'	N 74°44'51" W
L665	62.17'	N 88°32'16" W
L666	41.14'	S 10°01'28" W
L667	41.82'	S 67°41'09" W
L668	35.51'	N 81°56'14" W
L669	51.04'	S 61°03'33" W
L670	42.46'	S 53°43'28" W
L671	69.38'	S 25°20'45" W

LINE	LENGTH	DIRECTION
L726	18.00'	S 72°22'37" E
L727	18.00'	S 72°22'37" E
L728	18.00'	S 72°22'37" E
L729	16.00'	N 72°22'37" W
L730	20.00'	N 72°22'37" W
L731	16.00'	N 72°22'37" W
L732	20.00'	N 72°22'37" W
L733	46.05'	N 72°22'37" W
L735	74.82'	S 78°43'54" E
L736	60.62'	N 84°03'51" E

CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C179	99.60'	603.42'	S 11°56'38" E	99.48'
C180	154.37'	433.00'	S 27°13'00" E	158.47'
C181	34.89'	433.00'	S 40°04'10" E	34.88'
C182	54.44'	433.00'	S 45°58'49" E	54.41'
C183	127.67'	433.00'	S 58°01'45" E	127.21'
C184	115.24'	367.00'	N 57°28'49" W	114.77'
C185	88.08'	433.00'	S 54°18'44" E	87.93'
C186	120.43'	75.00'	N 35°19'21" W	107.90'
C187	58.96'	433.00'	S 64°02'26" E	58.91'
C188	58.92'	433.00'	S 15°22'27" E	57.94'
C189	120.43'	75.00'	N 35°19'21" W	107.90'
C190	25.68'	18.00'	S 10°23'05" E	23.55'
C191	29.92'	57.00'	S 66°17'14" E	29.58'
C192	77.59'	93.00'	S 57°25'26" E	75.36'
C193	26.09'	382.00'	N 79°22'05" W	26.08'
C194	81.00'	418.00'	N 75°46'22" W	80.88'
C195	77.52'	400.00'	N 75°46'22" W	77.39'
C196	47.94'	382.00'	N 73°49'00" W	47.91'
C197	10.90'	482.00'	S 70°52'09" E	10.90'
C198	25.19'	518.00'	S 71°36'51" E	25.18'

CURVE TABLE				
CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C199	40.00'	518.00'	S 75°13'09" E	39.99'
C200	40.00'	518.00'	S 79°38'37" E	39.99'
C201	40.00'	518.00'	S 84°04'05" E	39.99'
C202	224.40'	500.00'	N 83°04'43" W	222.52'
C203	40.00'	518.00'	S 88°29'33" E	39.99'
C204	40.00'	518.00'	N 87°05'00" E	39.99'
C205	7.29'	518.00'	N 84°28'03" E	7.29'
C206	16.44'	107.00'	S 88°27'54" W	16.42'
C207	112.50'	143.00'	N 61°48'04" W	109.62'
C208	93.68'	107.00'	N 62°03'10" W	90.72'
C209	193.20'	25.00'	N 51°39'30" W	174.53'
C210	48.36'	107.00'	S 24°01'21" E	47.95'
C211	6.90'	107.00'	S 91°33'58" E	6.90'
C212	27.07'	22.82'	S 26°17'55" W	25.51'
C213	22.33'	18.00'	S 52°46'24" E	20.92'
C215	22.70'	132.00'	S 12°18'30" E	22.68'
C216	25.80'	150.00'	N 12°18'30" W	25.77'
C217	4.53'	143.00'	S 81°17'14" E	4.53'
C218	18.09'	43.00'	S 12°49'07" E	18.08'
C219	10.50'	98.00'	N 85°04'34" W	10.50'

PRUD DEVELOPMENT DATA	
TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE FV-3 AREA	392.04 ACRES
ZONE F-40 AREA	194.83 ACRES
ZONE CVR-1 AREA	2.46 ACRES
CACHE COUNTY AREA	4.90 ACRES
ROAD ROW AREA	18.96 ACRES
SLOPES > 40%	111.85 ACRES
NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	116 LOTS
PROPOSED UNITS	154 UNITS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	26 UNITS
CABIN SINGLE FAMILY	11 UNITS
HILLSIDE SINGLE FAMILY	36 UNITS
VILLAGE SINGLE FAMILY	17 UNITS
VILLAGE LIVE/WORK SF	23 UNITS
NESTS	35 UNITS
PROPOSED DENSITY	1 UNIT/3.85 ACRES
PROPOSED OPEN SPACE	384.19 ACRES (64.6%)



SUMMIT EDEN
PHASE 1 PRUD SUBMITTAL
POWDER MOUNTAIN, WEBER COUNTY, UTAH



DATE:	MAY 24, 2013
PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
5/24/13 - LOT ADJUSTMENTS - PRUD	
REVISIONS	

SHEET TITLE:
**OVERALL
SITE PLAN**

SHEET NUMBER:

L1.3

Exh: b: + C

Findings, Conditions, and Requirements from the April 9, 2013 Staff Report to the Weber County Commission for the Summit at Powder Mountain PRUD

Conditions of Approval

The following items must be addressed prior to final subdivision approval:

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Building Inspection Division
- Requirements of the State Division of Drinking Water and Division of Water Quality
- Requirements of Powder Mountain Water and Sewer Improvement District including updated sewer and culinary water feasibility letters
- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the zoning development agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
- Approval of the Cache County units subject to the interlocal agreement or county line adjustment being completed prior to final subdivision approval
- Compliance with Chapter 36-B (Hillside Review) lot size tables

Ogden Valley Planning Commission Recommendation

The OVPC unanimously recommended approval of this PRUD on March 19, 2013 subject to several conditions and requirements. The OVPC included the following findings, conditions, and requirements in its recommendation for approval:

OVPC Findings:

- The architectural design of the proposed housing units is acceptable and complies with the PRUD criteria of Chapter 22-D.
- Accessory buildings are not proposed for any of the single-family dwelling lots.
- The landscape plans for the village and nest areas are sufficient and comply with applicable ordinance requirements.
- The units in Cache County are approved subject to an interlocal agreement with Cache County.
- The trails master plan is acceptable subject to the developers providing access and connections to existing trails on the Weber Pathways Ogden Valley Master Plan.
- The road pattern and public/private designations are adequate; however a road maintenance agreement between the developers and Weber County is required.
- Alternative road design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- A secondary access road in Cache County is required.
- The Access Exception application is approved subject to meeting design requirements.
- The restricted lots meet applicable standards.
- The zoning development agreement has been complied with, but the real estate transfer fee must remain at 1.5%.
- Delinquent property taxes on property within the PRUD boundary must be paid prior to final subdivision approval from the County Commission.
- Certification is required from the Summit Eden Design Review Board that each house plan submitted for a building permit complies with their Design Guidelines and the PRUD approval.
- The site plan with 116 lots and 154 units is approved.
- PRUD variations of the FV-3 zoning requirements for lot size, setback, and building heights are approved.
- Time share/nightly rental units shall be designated on the site plan.
- The conference center on Lot 76 is approved as a non-residential accessory use.
- Parking space adjustments from two spaces to one space are allowed for the nest units.
- The conditions of approval in the staff report must be complied with.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Summit at Powder Mountain Phase 1D
Agenda Date: Tuesday, October 22, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 9241D

Property Information

Approximate Address: Powder Mountain Ski Resort
Project Area: 3.1 Acres
Zoning: Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Subdivision
Parcel ID: 23-012-0032
Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

Summit at Powder Mountain Phase 1D received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013. This phase of the PRUD consists of 20 lots (Lots 96-115), four small open space parcels, and a condominium development parcel (Development Parcel D) with 20 "Nest Units", though this parcel is being processed as a separate subdivision. The lot types in this Phase include "Village Live/Work Single-Family (Lots 96-106) and Village Single-Family (Lots 107-115). The lots range in size from 856 to 2,024 square feet and the entire lot areas outside of setback requirements are designated as buildable areas. Lots 96-106 have no setbacks and the maximum building height is 40 feet. Lots 107-115 have a five foot rear yard setback only and Lot 115 has a maximum building height of 40 feet. Most of Phase 1D is located in the FV-3 Zone except for a small area in Development Parcel D which is in the F-40 Zone. The typical zoning area and setback requirements do not apply to this subdivision because the lot sizes and setbacks were part of the PRUD approval. However, the only units that were granted a variance to parking standards are the nest units. Each of the village lots in this subdivision is required to have two parking spaces. This may be difficult due to the narrow lot widths and the Planning Commission should ask the developers to provide information on how this will be accomplished.

Three new private roads (Meridian Avenue, Rolling Drive, and Daybreak Ridge) provide access for this subdivision. Meridian Avenue is a 50 foot right-of-way while Rolling Drive and Daybreak Ridge have a 36 foot right-of-way. All of the lots have potential frontage on two roads; therefore, no-access lines must be shown on the plat to clarify where access to the lots will be. Pathways for the overall Powder Mountain development were approved with the PRUD. Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. The conditions of approval and review agency comments from the PRUD remain in effect, in addition to the review agency comments specific to this phase.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Powder Mountain Water and Sewer Improvement District
- Requirements of the Weber County Surveyor
- Recording of the public road dedication plat which provides access to Phase 1D
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1D, subject to review agency requirements and the conditions of approval in this staff report, based on its compliance with applicable County Land Use Codes.

Exhibits

- A. Subdivision plat
- B. PRUD site plan showing Phase 1D location
- C. List of PRUD conditions of approval

Location Map



DATE: _____ TIME: _____ DRAWING NAME: _____
 SERVER: _____ SERVICE: _____ PLOTTING VIEW: _____
 PATH: _____ DESIGER: _____ PROJ. MGR: _____

NORTHWEST CORNER SECTION 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
FOUND USGS BRASS CAP
FOUND WEBER COUNTY LINE MONUMENT
PER WEBER COUNTY SURVEYOR

S 0°23'28" W 2678.48
EAST QUARTER COR
SECTION 6, TOWNSH
NORTH, RANGE 2 EA
SALT LAKE BASE A
MERIDIAN FOUND 192
GLO BRASS CAP

SOUTH 01°09'02" WEST
2468.72'
SOUTHEAST COR
SECTION 6, TOWNSHIP
NORTH, RANGE 2 E
SALT LAKE BASE
MERIDIAN (CALCULATED)

NORTH 87°16'21" WEST
2721.32

NORTHEAST CORNER SECTION 6,
TOWNSHIP 7 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
FOUND 1944 GLO BRASS CAP (CLOSING
CORNER 17.68' SOUTH)

LOCATED IN THE NORTH HALF OF SECTION 8, T 7N, R 2E, SLBM.
WEBER COUNTY, UTAH.

SUMMIT MOUNTAIN
HOLDING GROUP

CURVE TABLE				
CURVE	LENGTH	RADIUS	LONG CHORD	LENGTH
C261	12.18'	283.00'	N 14°04'42" W	12.18'
C262	20.21'	283.00'	N 3°41'12" E	20.20'
C262	20.47'	283.00'	N 7°56'14" E	20.46'
C263	16.64'	283.00'	N 11°41'35" E	16.64'
C264	10.26'	283.00'	N 14°25'03" E	10.26'
C266	36.13'	29.00'	N 65°14'58" E	32.53'
C268	35.21'	182.00'	N 8°54'59" E	35.15'
C269	16.07'	182.00'	N 0°50'43" E	16.06'
C270	8.20'	182.00'	N 2°58'31" W	8.20'
C271	16.02	216.00'	N 1°36'19" W	16.02'
C272	16.01'	151.67'	S 3°24'21" E	16.00'
C273	16.28'	82.00'	S 5°48'32" W	16.25'
C274	33.35'	82.00'	S 23°08'50" W	33.12'
C275	31.89'	20.00'	S 80°28'29" W	28.62'
C276	43.06'	82.00'	N 38°48'24" W	42.57'
C277	16.50'	82.00'	N 17°59'59" W	16.47'
C278	16.04'	108.82'	N 7°34'36" W	16.03'
C279	10.01'	345.68'	S 6°26'39" E	10.01'
C280	10.06'	343.00'	S 8°47'06" E	10.06'
C281	16.13'	343.00'	S 11°38'27" E	16.13'

RECORDED #

STATE OF UTAH, COUNTY OF WEBER
RECORDED AND FILED AT THE

REQUEST OF: _____

2 ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$

07 WEBER COUNTY RECORDER

Sheet **2** of 2













N V S

NOLTE VERTICALFIVE
17 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84111

1.743.1300 TEL 801.743.0300 FAX WWW.NOLTE.C

BUILD AREA TABLE	
LOT #	AREA IN ACRES
96	0.059
97	0.020
98	0.022
99	0.024
100	0.020
101	0.020
102	0.024
103	0.024
104	0.027
105	0.022
106	0.041
107	0.031
108	0.038
109	0.045
110	0.045
111	0.029
112	0.029
113	0.044
114	0.028
115	0.046

LEGEND

-  BOUNDARY LINE
-  LOT LINE
-  SECTION LINE
-  QUARTER SECTION LINE
-  COUNTY LINE
-  ADJOINER DEED LINES
-  AREA TIE LINES
-  CALCULATED SECTION CORNER AS NOTED
-  SECTION CORNER AS NOTED
-  SET 5/8" x 2' REBAR WITH PLASTIC CAP
-  BUILDABLE AREA
-  EASEMENT

NO.	BY	DATE	REVISIONS:
1	TD	2015-09-17	PLAT NOTES & LEGAL DESCRIPTION

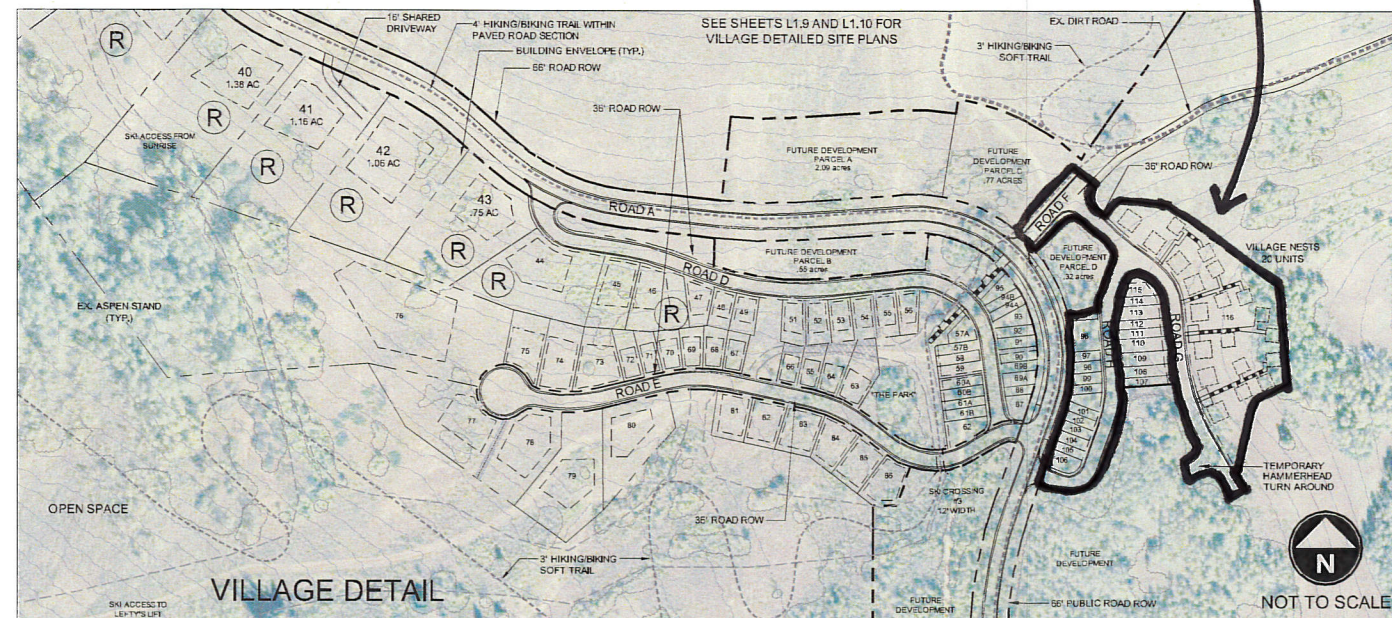
SUMMIT AT POWDER MOUNTAIN PHASE ID
LOTS 57-62, 87-115 AND PARCEL J

LOCATED IN SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, WEBER COUNTY, UTAH

5336



PRUD DEVELOPMENT DATA	
TOTAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE FV-3 AREA	392.04 ACRES
ZONE F-40 AREA	194.83 ACRES
ZONE CVR-1 AREA	2.46 ACRES
CACHE COUNTY AREA	4.90 ACRES
ROAD ROW AREA	18.96 ACRES
SLOPES > 40%	111.85 ACRES
NET DEVELOPABLE AREA	463.42 ACRES
PROPOSED LOTS	116 LOTS
PROPOSED UNITS	154 UNITS
RANCH SINGLE FAMILY	6 UNITS
ESTATE SINGLE FAMILY	26 UNITS
CABIN SINGLE FAMILY	11 UNITS
HILLSIDE SINGLE FAMILY	36 UNITS
VILLAGE SINGLE FAMILY	17 UNITS
VILLAGE LIVE/WORK SF	23 UNITS
NESTS	35 UNITS
PROPOSED DENSITY	1 UNIT/3.85 ACRES
PROPOSED OPEN SPACE	384.19 ACRES (64.6%)



SUMMIT EDEN PHASE 1 PRUD SUBMITTAL POWDER MOUNTAIN, WEBER COUNTY, UTAH



DATE:	MAY 24, 2013
PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
5/24/13 - LOT ADJUSTMENTS - PRUD	
REVISIONS	

SHEET TITLE	OVERALL SITE PLAN
SHEET NUMBER	L1.3

Exhibit C

Findings, Conditions, and Requirements from the April 9, 2013 Staff Report to the Weber County Commission for the Summit at Powder Mountain PRUD

Conditions of Approval

The following items must be addressed prior to final subdivision approval:

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Building Inspection Division
- Requirements of the State Division of Drinking Water and Division of Water Quality
- Requirements of Powder Mountain Water and Sewer Improvement District including updated sewer and culinary water feasibility letters
- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the zoning development agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
- Approval of the Cache County units subject to the interlocal agreement or county line adjustment being completed prior to final subdivision approval
- Compliance with Chapter 36-B (Hillside Review) lot size tables

Ogden Valley Planning Commission Recommendation

The OVPC unanimously recommended approval of this PRUD on March 19, 2013 subject to several conditions and requirements. The OVPC included the following findings, conditions, and requirements in its recommendation for approval:

OVPC Findings:

- The architectural design of the proposed housing units is acceptable and complies with the PRUD criteria of Chapter 22-D.
- Accessory buildings are not proposed for any of the single-family dwelling lots.
- The landscape plans for the village and nest areas are sufficient and comply with applicable ordinance requirements.
- The units in Cache County are approved subject to an interlocal agreement with Cache County.
- The trails master plan is acceptable subject to the developers providing access and connections to existing trails on the Weber Pathways Ogden Valley Master Plan.
- The road pattern and public/private designations are adequate; however a road maintenance agreement between the developers and Weber County is required.
- Alternative road design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- A secondary access road in Cache County is required.
- The Access Exception application is approved subject to meeting design requirements.
- The restricted lots meet applicable standards.
- The zoning development agreement has been complied with, but the real estate transfer fee must remain at 1.5%.
- Delinquent property taxes on property within the PRUD boundary must be paid prior to final subdivision approval from the County Commission.
- Certification is required from the Summit Eden Design Review Board that each house plan submitted for a building permit complies with their Design Guidelines and the PRUD approval.
- The site plan with 116 lots and 154 units is approved.
- PRUD variations of the FV-3 zoning requirements for lot size, setback, and building heights are approved.
- Time share/nightly rental units shall be designated on the site plan.
- The conference center on Lot 76 is approved as a non-residential accessory use.
- Parking space adjustments from two spaces to one space are allowed for the nest units.
- The conditions of approval in the staff report must be complied with.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Summit at Powder Mountain Phase 1D, Development Parcel D
Agenda Date: Tuesday, October 22, 2013
Applicant: Summit Mountain Holding Group, LLC
File Number: UVS 924DP

Property Information

Approximate Address: Powder Mountain Ski Resort (Daybreak Ridge)
Project Area: 1 Acre with 20 Units
Zoning: Forest Valley-3 Zone (FV-3), Forest-40 Zone (F-40)
Existing Land Use: Ski Resort
Proposed Land Use: Residential Condominium Subdivision
Parcel ID: 23-012-0032
Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 9 (F-40 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

Summit at Powder Mountain Phase 1D, Development Parcel D received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013. This phase of the PRUD consists of one lot (Lot 116 or Development Parcel D) with 20 "Nest Units." Most of the units are in the FV-3 Zone with a small area (approximately 3 units) in the F-40 Zone. Despite the zoning, this lot was approved for condominium development in the PRUD approval. This lot is now referred to as Development Parcel D so that it can be recorded before or after Phase 1D without the need for an amended subdivision plat.

In order to allow for private ownership of the units, this phase is being developed as a condominium project. Private ownership is limited to the actual footprint and air space of each unit, while the remainder of Development Parcel D is designated as common area. The landscaping plans for the common area were approved with the PRUD. All of the units have the same basic floor plan and footprint with minor variations. The building elevations and floor plans are included with the condominium plat and do comply with the architectural renderings approved with the PRUD.

Development parcel D has access from Daybreak Ridge (a private road). Parking for the units is provided in garages. Units 1-8 have two-car garages beneath and there are two stand-alone two-car garages provided as well. The two-car garages in Units 1-8 provide one space for the nest unit to which they are attached and one space for another unit as designated on the subdivision plat. Using this method there are sufficient parking spaces for the nest units on Development parcel D, though the stand-alone garages were shown as four-car garages in the PRUD approval.

Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District. Pathways for the overall Powder Mountain development were approved with the PRUD. As part of the PRUD approval, units to be used for timeshares or nightly rentals must be shown. If this is the case for any of these units, the designation can be accomplished with a note on the dedication plat and approval from the Planning and County Commission. The conditions of approval and review agency comments from the PRUD remain in effect, in addition to the review agency comments specific to this phase.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the applicable PRUD approvals?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Powder Mountain Water and Sewer Improvement District
- Requirements of the Weber County Surveyor
- Recording of the public road dedication plat which provides access to Daybreak Ridge (a private road)
- All applicable requirements from the PRUD approval remain in effect

Staff Recommendation

Staff recommends approval of Summit at Powder Mountain Phase 1D, Development Parcel D, subject to review agency requirements and the conditions of approval in this staff report, based on its compliance with applicable County Land Use Codes.

Exhibits

- A. Subdivision plat including nest unit and garage elevations and floor plans
- B. PRUD site plan showing Phase 1D, Development Parcel D location
- C. List of PRUD conditions of approval

Location Map



Exhibit A

SUMMIT AT POWDER MOUNTAIN PHASE ID, DEVELOPMENT PARCEL D, PRUD

LOCATED IN THE NORTHEAST QUARTER SECTION 8,
TOWNSHIP 7 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, RICHARD W. MILLER, REGISTERED LAND SURVEYOR, STATE OF UTAH, HOLDING LICENSE NUMBER 155641-2201, CERTIFY THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON AND TO BE KNOWN AS SUMMIT AT POWDER MOUNTAIN DEVELOPMENT PARCEL D, PHASE ID.



RICHARD W. MILLER
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

DEVELOPMENT PARCEL D OF THE SUMMIT AT POWDER MOUNT PHASE ID, AS RECORDED WITH THE WEBER COUNTY RECORDER.

SURVEY NARRATIVE:

- THIS SURVEY AND SUBSEQUENT SUBDIVISION WERE COMPLETED AT THE REQUEST OF THE 'SUMMIT HOLDING GROUP LLC' FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE RESIDENTIAL LOTS (UNITS).
- THE BASIS OF BEARINGS FOR THIS PLAT IS NORTH 89°55'51" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 7 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND A FOUND WEBER COUNTY LINE MONUMENT SET BY THE WEBER COUNTY SURVEYOR'S OFFICE.

OWNER'S DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT

SUMMIT AT POWDER MOUNTAIN DEVELOPMENT PARCEL D, PHASE ID, PRUD

AND DO HEREBY DEDICATE AND HEREBY GRANT AND DEDICATE A RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDING OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. PARKING AREAS ARE NOT PART OF THE MAINTAINED PUBLIC RIGHT OF WAY THAT NORMAL PUBLIC ROAD MAINTENANCE MAY MAKE PARKING SPACES TEMPORARY UNUSABLE AND DAMAGE DONE TO THE PARKING SPACES AS A RESULT OF USUAL MAINTENANCE PERFORMED BY THE COUNTY IS NOT RESPONSIBILITY OF THE COUNTY. AND DO HEREBY GRANT AND CONVEY TO THE PRUD UNIT OWNERS ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH UNIT OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHER IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACES PURPOSES.

ACKNOWLEDGEMENTS:

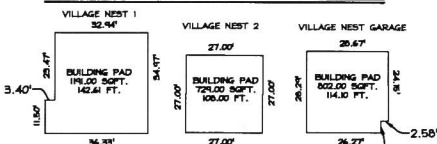
State of Utah } S.S.
County of }

The foregoing instrument was acknowledged before me this _____ day
of _____ A.D., 20____, by _____,
who is the _____ of _____.

Notary _____

My commission expires: _____ Residing at: _____

TYPICAL FLOORPLANS



SUMMIT AT POWDER MOUNTAIN PHASE ID DEVELOPMENTAL PARCEL D, PRUD

LOCATED IN SECTION 8 TOWNSHIP 7 NORTH,
RANGE 1 EAST LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

PLAT PREPARED FOR:
SUMMIT MOUNTAIN HOLDING GROUP, LLC.
1355 NORTH 5900 EAST
EDEN, UTAH 84310

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THERETHIN. SIGNED THIS _____ DAY OF _____, 20____.

COUNTY SURVEYOR

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE DAY OF _____, 20____.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

PLAT & LAYOUT

1 OF 2

N1V5

NOLTE VERTICALFIVE

1217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM

RECORDED

STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE
REQUEST OF: _____

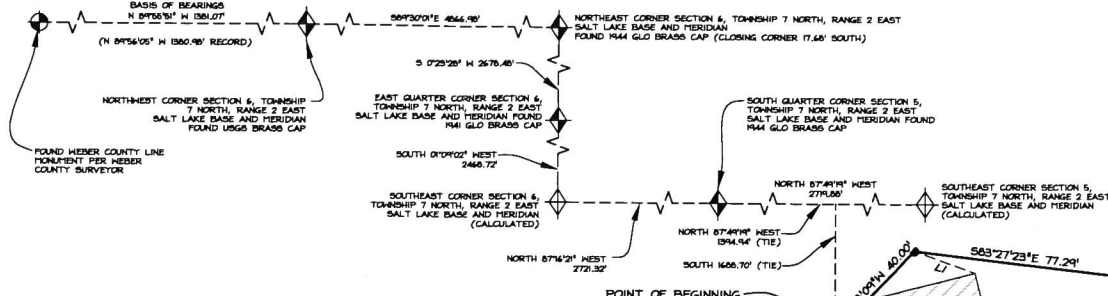
ENTRY NO: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WEBER COUNTY RECORDER



PARCEL TABLE				
LOT #	ACRES	SOFT	BLDG TYPE	ASSIGNED GARAGE
1	0.027	1191.00'	VNI	G1
2	0.027	1191.00'	VNI	G2
3	0.027	1191.00'	VNI	G3
4	0.027	1191.00'	VNI	G4
5	0.027	1191.00'	VNI	G5
6	0.027	1191.00'	VNI	G6
7	0.027	1191.00'	VNI	G7
8	0.027	1191.00'	VNI	G8
9	0.017	729.00'	VN2	G9
10	0.017	729.00'	VN2	G10
11	0.017	729.00'	VN2	G11
12	0.017	729.00'	VN2	G12
13	0.017	729.00'	VN2	G13
14	0.017	729.00'	VN2	G14
15	0.017	729.00'	VN2	G15
16	0.017	729.00'	VN2	G16
17	0.017	729.00'	VN2	G17
18	0.017	729.00'	VN2	G18
19 (ADA)	0.017	729.00'	VN2	G19
20 (ADA)	0.017	729.00'	VN2	G20
1G	0.018	802.00'	VNG	
2G	0.018	802.00'	VNG	

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	22.54'	N 70°47'05" W
L2	34.97'	N 14°25'30" W
L3	44.43'	N 84°38'19" E
L4	27.00'	S 75°34'30" W
L5	32.00'	N 47°32'09" W
L6	16.72'	S 61°44'15" W
L7	34.97'	N 14°25'30" W
L8	37.92'	S 80°44'13" E
L9	27.00'	N 14°25'30" W
L10	27.00'	S 75°34'30" W
L11	26.03'	S 14°25'30" W
L12	34.97'	N 14°25'30" W
L13	31.62'	S 68°05'13" E
L14	27.00'	S 14°25'30" W
L15	32.11'	S 86°07'26" E
L16	27.00'	S 14°25'30" W
L17	21.61'	S 75°42'26" E
L18	27.00'	N 84°17'16" E
L19	3.98'	N 33°13'53" E
L20	27.00'	S 5°42'44" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	20.52'	S 17°13'53" W
L22	27.00'	S 5°42'44" E
L23	18.00'	S 5°42'44" E
L24	27.00'	S 5°42'44" E
L25	22.75'	S 23°00'08" W
L26	27.00'	S 65°45'41" W
L27	27.00'	S 24°14'19" E
L28	13.15'	N 72°00'03" E
L29	28.13'	S 54°26'13" W
L30	3.54'	N 69°14'19" W
L31	27.00'	S 65°45'41" W
L32	25.54'	S 24°53'15" W
L33	34.00'	N 30°41'42" E
L34	32.98'	S 59°58'58" W
L35	34.97'	S 24°47'09" E
L36	27.00'	N 84°17'16" E
L37	46.06'	N 82°01'29" W
L38	42.24'	S 60°40'45" W
L39	27.00'	N 77°15'28" E
L40	29.51'	S 49°31'52" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L41	32.94'	N 84°17'16" E
L42	36.33'	S 84°17'16" W
L43	19.27'	S 81°24'01" W
L44	27.00'	S 84°17'16" W
L45	27.00'	S 75°34'30" W
L46	32.56'	S 17°11'02" W
L47	27.00'	N 84°17'16" E
L48	18.08'	N 51°05'19" W
L49	34.97'	N 14°25'30" E
L50	4.30'	S 53°50'59" E
L51	18.78'	S 75°59'39" W
L52	28.67'	N 84°17'16" E
L53	12.79'	S 38°49'24" W
L54	24.15'	S 24°27'52" E
L55	4.86'	S 13°45'23" W
L56	11.41'	N 53°39'23" E
L57	34.97'	S 5°42'44" E
L58	62.17'	N 65°48'54" W
L59	44.03'	N 19°30'34" E
L60	16.78'	N 85°57'57" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L61	10.43'	N 23°16'41" E
L62	10.49'	N 85°52'54" E
L63	9.06'	N 10°18'40" E
L64	20.15'	S 14°25'30" E
L65	30.20'	N 75°34'30" E
L66	18.96'	S 14°25'30" E
L67	30.73'	N 75°34'30" E
L68	31.47'	S 30°01'02" E
L69	18.55'	N 10°27'45" E
L70	11.17'	S 31°36'19" E
L71	35.42'	N 65°45'41" E
L72	44.71'	N 65°12'51" E
L73	12.25'	S 20°18'20" W
L74	8.45'	S 20°18'20" W
L75	57.77'	N 65°10'05" E
L76	59.40'	N 65°45'41" E
L77	147.94'	S 13°54'00" E
L78	146.76'	S 13°54'00" E
L79	40.14'	N 60°23'02" W

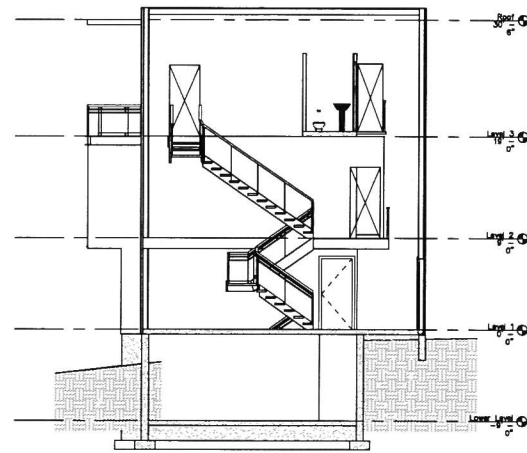
LINE TABLE		
LINE	LENGTH	DIRECTION
L80	29.89'	S 49°33'42" E
L81	29.18'	S 49°33'42" E
L82	22.35'	S 68°21'51" E
L83	15.32'	S 68°21'51" E
L84	35.67'	S 14°25'30" E
L85	33.57'	S 14°25'30" E
L86	73.70'	N 75°34'30" E
L87	55.48'	N 75°34'30" E
L88	166.86'	S 2°07'10" E
L89	190.45'	S 2°07'10" E
L90	63.36'	S 53°50'59" E
L91	55.37'	S 53°50'59" E
L92	66.22'	N 77°53'19" E
L93	57.54'	N 77°53'19" E

LEGEND

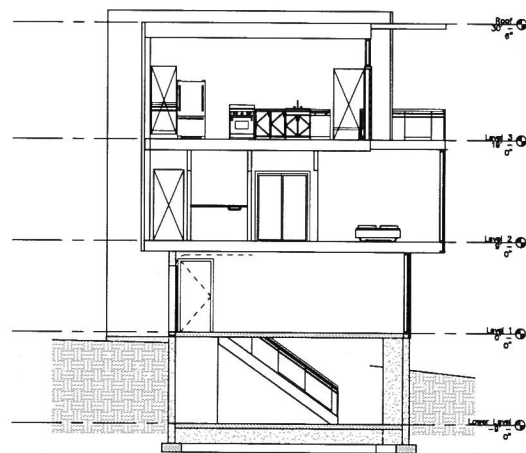
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- COUNTY LINE
- ADJONER DEED LINES
- AREA TIE LINES
- CALCULATED SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- SET 5/8" X 2" REBAR WITH PLASTIC CAP
- PRIVATE AREA
- COMMON AREA
- EASEMENT

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 30'

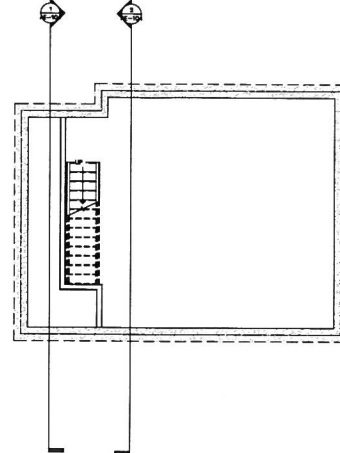
DATE: _____ DRAWING NAME: _____
SHEET: _____ PLATTING NEW: _____
PAGE: _____



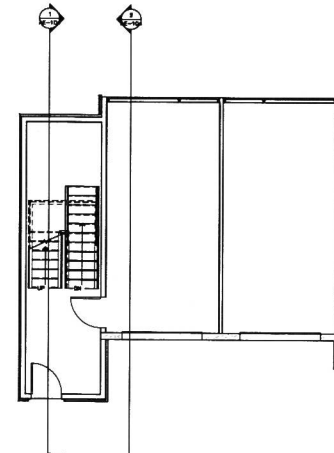
SECTION 1



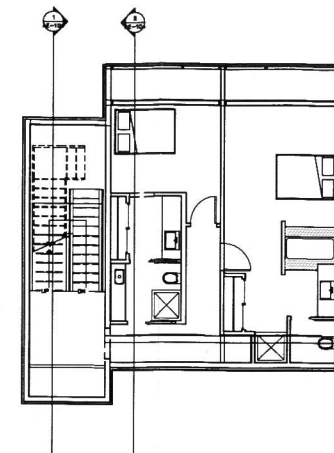
SECTION 2



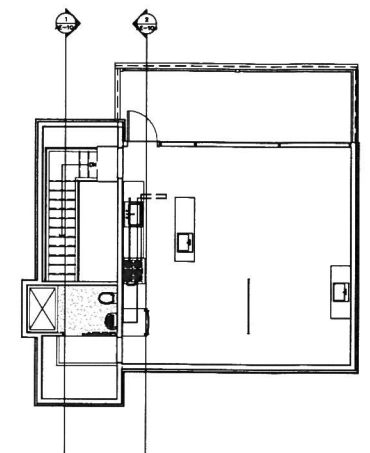
LOWER LEVEL



LEVEL 1



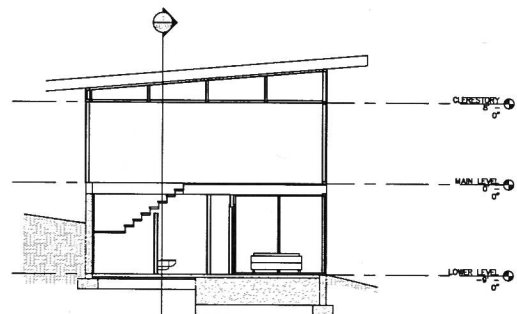
LEVEL 2



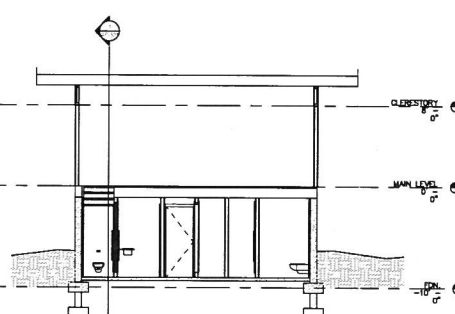
LEVEL 3

VILLAGE NEST 1 (VNI)

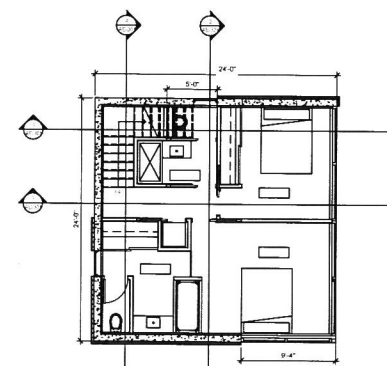
N.T.S.



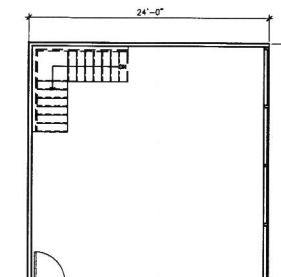
SECTION 1



SECTION 2



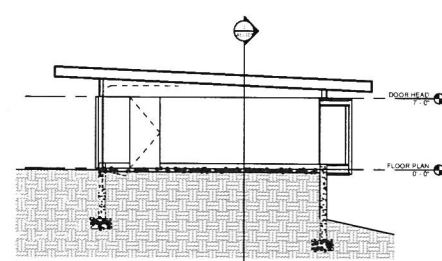
LOWER LEVEL



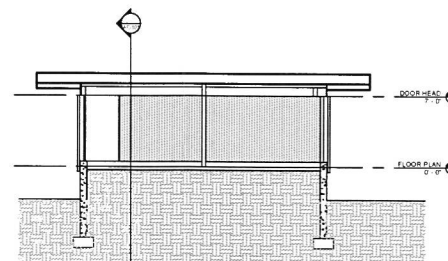
MAIN LEVEL

VILLAGE NEST 2 (VN2)

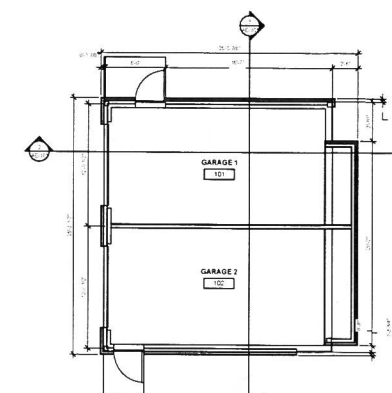
N.T.S.



SECTION 2



SECTION 3



FLOORPLAN

VILLAGE NEST GARAGE (VNG)

N.T.S.

SUMMIT AT POWDER MOUNTAIN PHASE ID
DEVELOPMENTAL PARCEL D, PRUD

LOCATED IN SECTION 8 TOWNSHIP 7 NORTH,
RANGE 1 EAST LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

PLAT PREPARED FOR:
SUMMIT MOUNTAIN HOLDING GROUP, LLC.
1355 NORTH 5900 EAST
EDEN, UTAH 84310

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER
DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND
IN MY OPINION THEY CONFORM WITH THE COUNTY
ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND
AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS
REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER
DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE
COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY
SURVEYORS DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO
EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED
THEREWITH. SIGNED THIS _____ DAY OF _____, 20____.

COUNTY SURVEYOR

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC
IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS
SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE
AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR
THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS DULY
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION
ON THE DAY OF _____, 20____.

CHAIRMAN-WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE
DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND
FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS
ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY
APPROVED AND ACCEPTED BY THE COMMISSIONERS OF
WEBER COUNTY, UTAH
THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

BUILDING
FLOORPLANS
& SECTIONS

2 OF 2

NIV5

NOLTE VERTICALFIVE

5217 SOUTH STATE STREET, SUITE 300 MURRAY, UT 84107
801.743.1300 TEL. 801.743.0300 FAX WWW.NOLTE.COM

RECORDED

STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE

REQUEST OF:

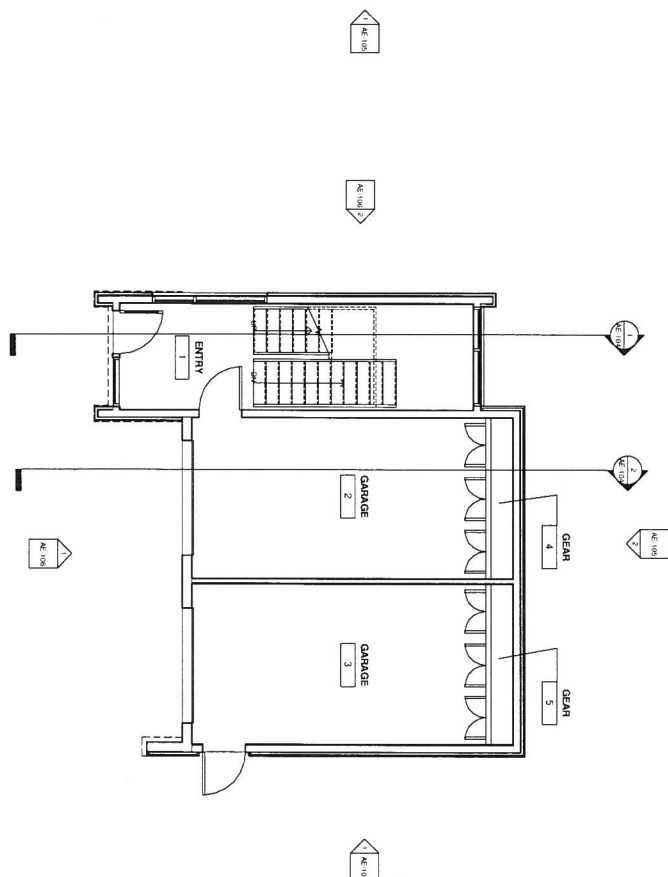
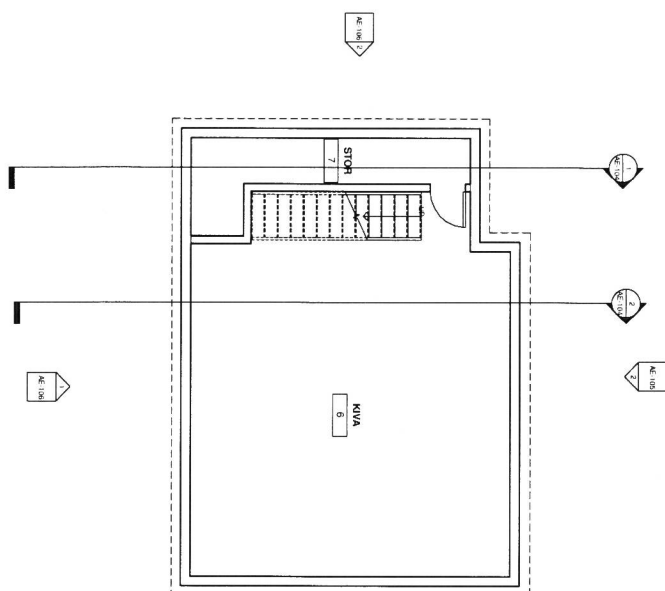
ENTRY NO. _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

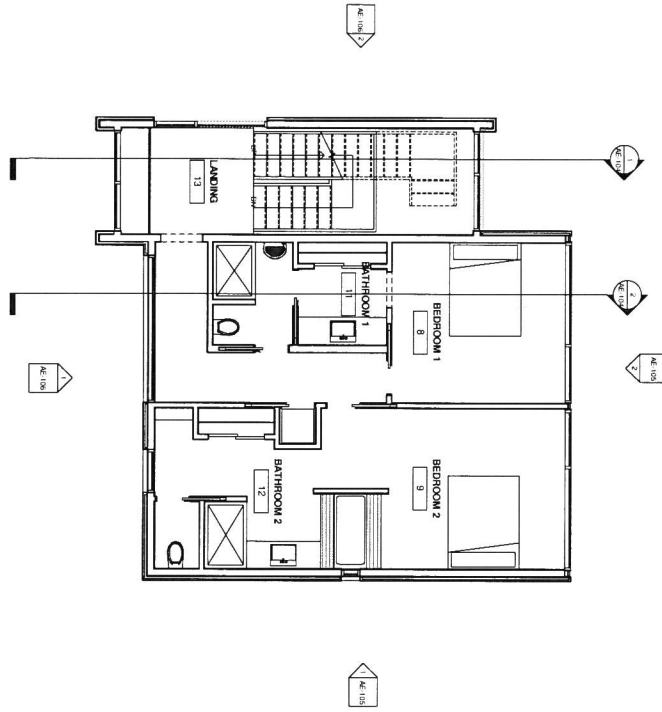
FEE \$ _____

WEBER COUNTY RECORDER

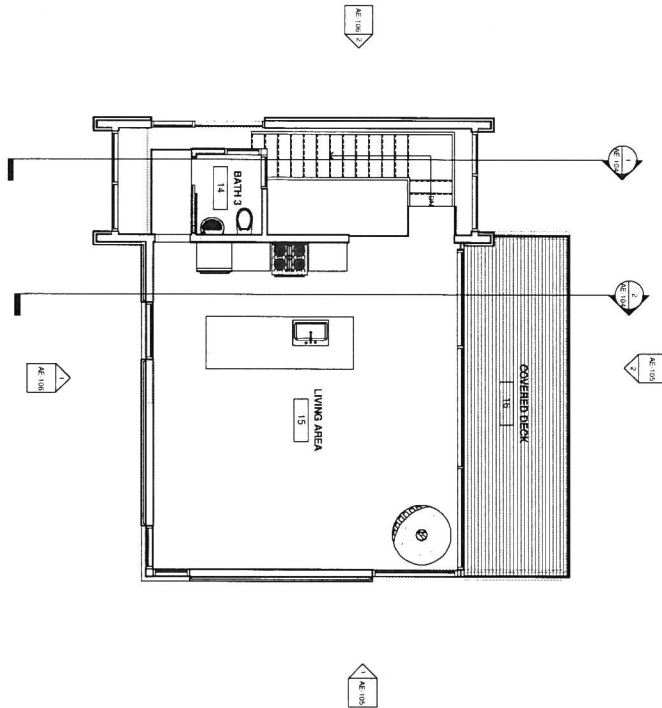


ARCHITECTURE • PLANNING • INTERIORS
2726 FRANKLIN BLVD. GOLDEN, UTAH 84003 TEL: 801.226.1230 FAX: 801.275.4445

1 LEVEL 2
1/4" = 1'-0"



2 LEVEL 3
1/4" = 1'-0"



AE-102

SHEET

FLOOR PLANS

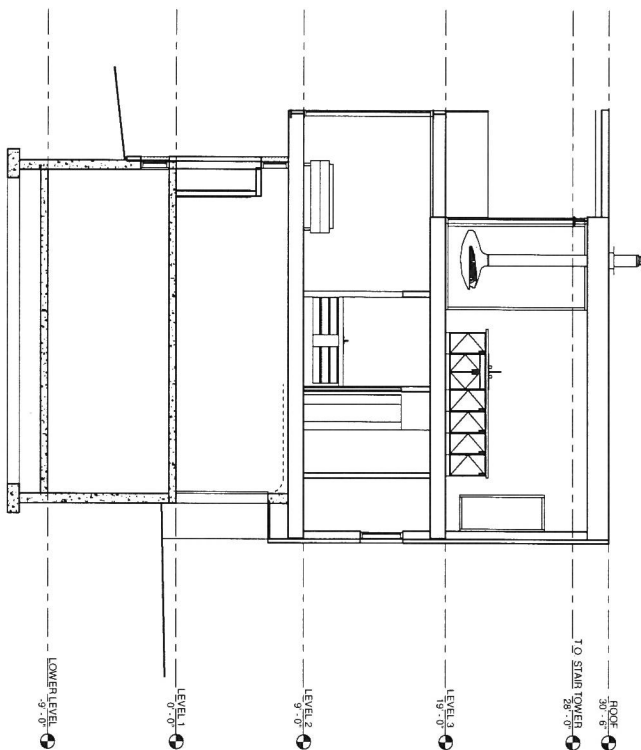
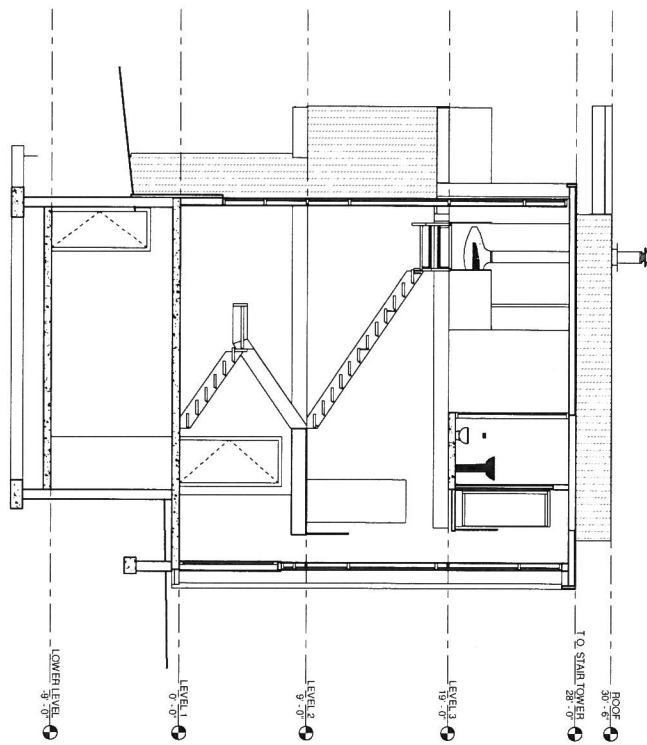
PROJECT # 1328
DATE 9/14/13

TITLE

REV. DATE

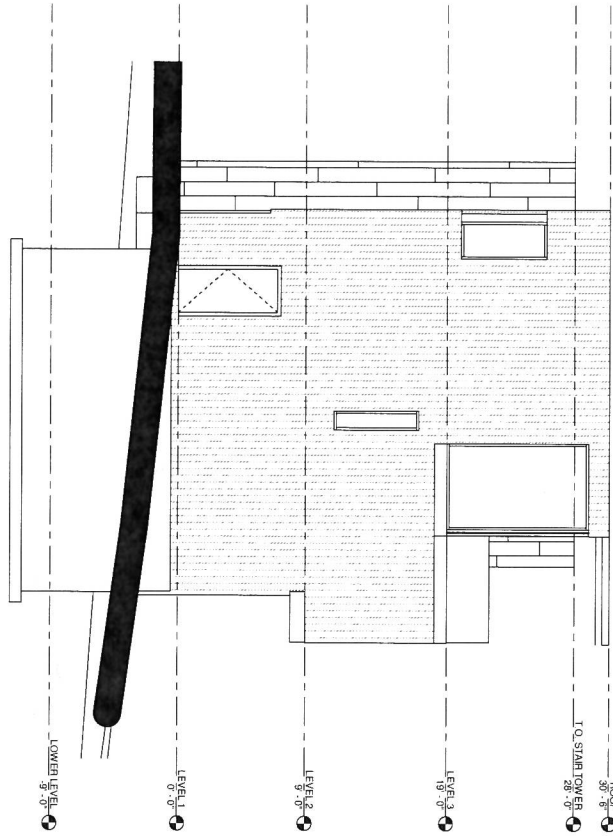
SUMMIT
VILLAGE NEST 1
POWDER MOUNTAIN
EDEN, UT 84310

BERTOLDI
ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
2716 FOURMOUNTAIN BLVD., SUITE 100, EDEN, UT 84310
PHONE: 801.474.1324 FAX: 801.474.1325

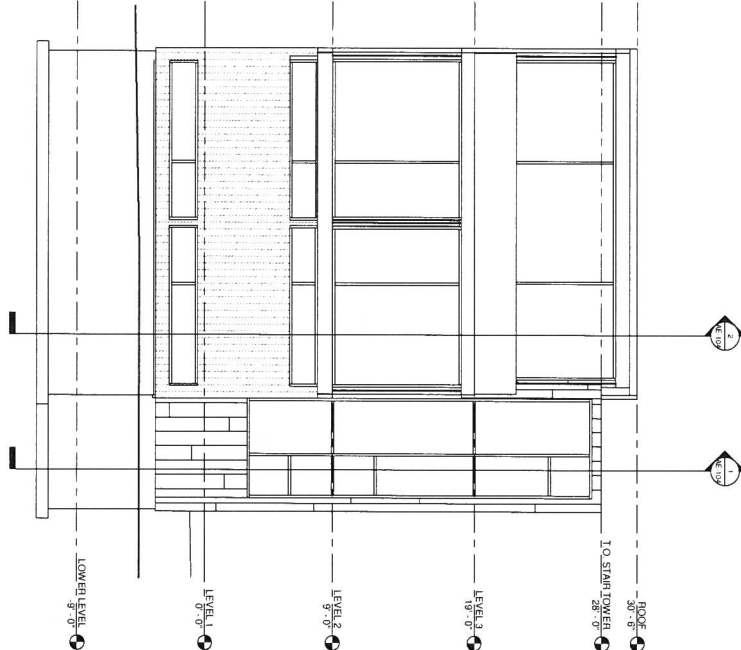


ARCHITECTURE • PLANNING • INTERIORS

1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



AE-105

REV.	DATE

PROJECT # 1328
DATE 7/18/13
TITLE
REVISIONS

SUMMIT
VILLAGE NEST 1
POWDER MOUNTAIN
EDEN, UT 84310

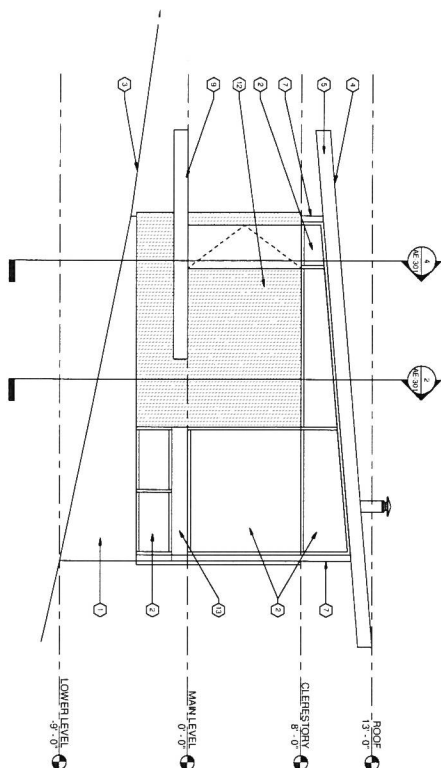
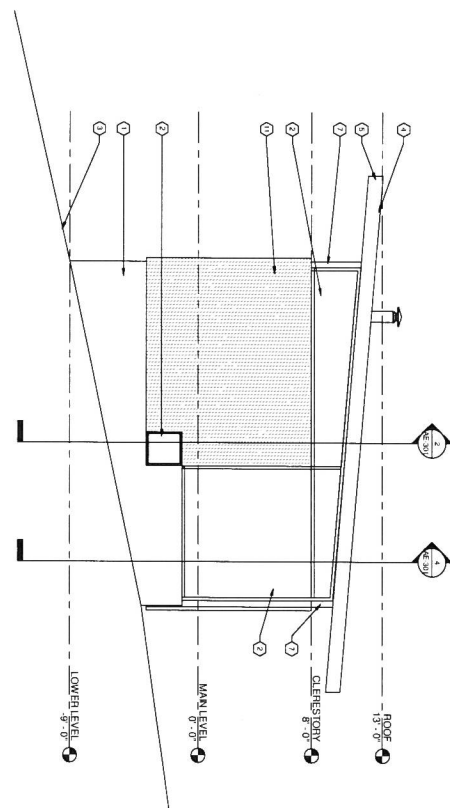
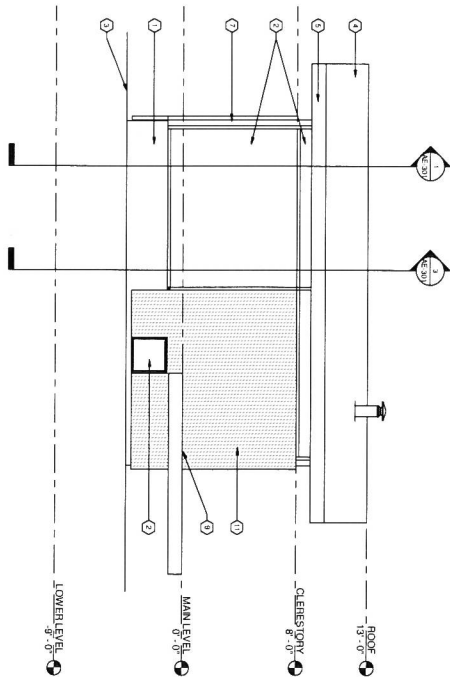
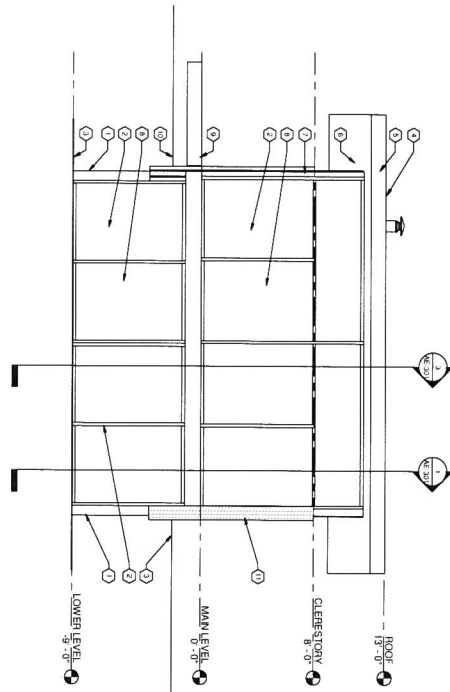
BERTOLDI
ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
2175 HARRISON BLVD., OGDEN, UT 84403 TEL: 801.474.4333



 **BERTOLDI**
ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
200 FAIRVIEW AVENUE, SUITE 1000, NEW YORK, NY 10017-1098
TEL: 212-692-1000 FAX: 212-692-1001

AE-106

REV	DATE
PROJECT #	1328
DATE	9/16/13
TITLE:	
ELEVATIONS	
SHEET:	



- | KEYED NOTES | |
|-------------|--------------------------|
| 1 | CONCRETE FOUNDATION |
| | WALL EXPOSED WALL |
| 2 | BOARD-FORMED FINISH |
| | ALUMINUM WINDOW |
| 3 | SYSTEM |
| 3 | NEW GRADE REFER TO |
| | CIVIL/LANDSCAPE |
| | DRAWINGS |
| 4 | METAL ROOFING |
| 5 | METAL FASCIA |
| 6 | WOOD SOFFIT |
| 7 | STEEL COLUMN |
| 8 | ALUMINUM SLIDING DOOR |
| 9 | EXISTING DECK - REFER TO |
| 10 | EXISTING GRADE VARIES |
| 11 | WOOD BOARD SLIDING |
| 12 | THERMAL AND MOISTURE |
| | PROTECTION |
| 13 | STEEL BEAM |

SUMMIT
VILLAGE NEST 2
POWDER MOUNTAIN
EDEN, UT 84310



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ARCHITECTS

ARCHITECTURE • PLANNING • INTERIORS

1000 HARBORVIEW DRIVE • SUITE 1000 • BALTIMORE, MD 21201
410.528.1700 • FAX 410.528.1701 • WWW.BERTOLDIARCHITECTS.COM

AE-201

This architectural section drawing illustrates a building's internal layout and its relationship to the ground. The interior spaces, from left to right, are labeled: BEDROOM 2, BATH 2, STAIR, and LIVING. The drawing includes various level markers: LOWER LEVEL at -9'-0", MAIN LEVEL at 0'-0", CLIFFS LEVEL at 5'-0", and ROOF at 13'-0". Exterior features include a CLIFFS SLOPE and a ROOF. The drawing is annotated with numerous callouts (1-10) and section cut symbols (1/2, 1/4, 3/4) to indicate specific details and construction elements.

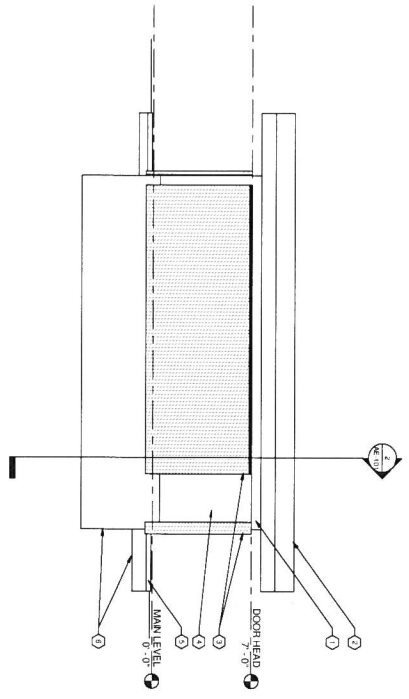
Architectural section drawing of a building. The drawing shows a cross-section with the following labels and features:

- ROOF**: Indicated at the top right with a circular symbol.
- FLOOR**: Indicated at the bottom right with a circular symbol.
- GLASS DOOR**: Labeled on the right side of the main living area.
- LIVING**: Labeled in the central large room.
- BEDROOM 1**: Labeled in the room to the left of the living area.
- BATH 2**: Labeled in the room to the left of the bedroom.
- LOWER LEVEL**: Indicated at the bottom left with a circular symbol.
- MAN LEVEL**: Indicated in the center bottom with a circular symbol.
- Callouts 1-10**: A series of numbered circles pointing to various structural and material details, including roof insulation, structural beams, and floor construction.
- Detail View**: A small circular detail view of a door handle is shown on the right side.

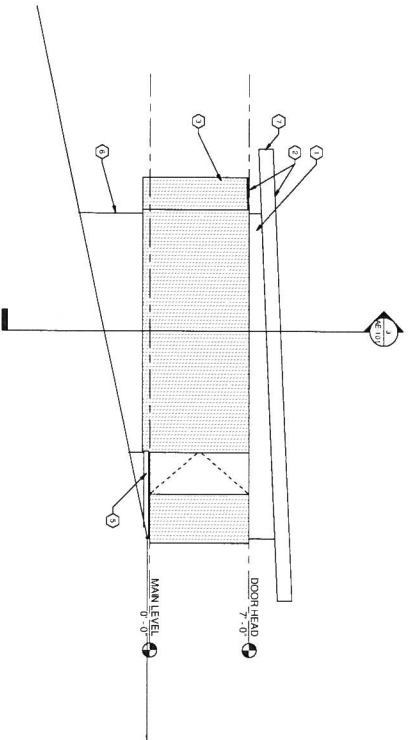
-  **BERTOLDI**
ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
2776 HARRISON BLVD. OAKLAND, UT 84111 FAX: 407.876.4236 E-MAIL: 407.474.4355

AE-301

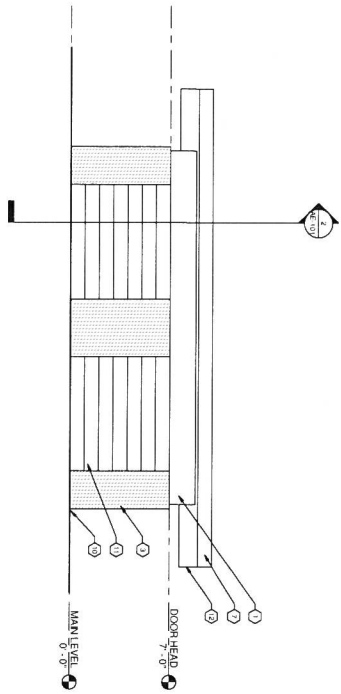
REV.	DATE
PROJECT #	132
DATE	9/24/13
TITLE	
SECTIONS	



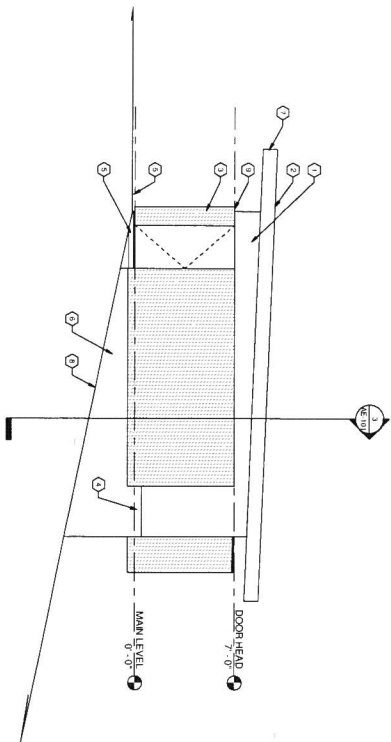
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

KEYED NOTES

- 1 MULTIWALL PANEL (UCMI)
- 2 METAL ROOFING
- 3 WOOD ROOF BRACING
- 4 WOOD ROOF BRACING SYSTEM
- 5 CONCRETE SLAB
- 6 CONCRETE FOUNDATION WALL
- 7 EXPOSED WALL SHALL HAVE TRUSS
- 8 METAL FLASHING
- 9 EXISTING GRADE VARIES
- 10 METAL FLASHING
- 11 NEW GRADE REFER TO EXISTING GRADE VARIES
- 12 WOOD SLOPE

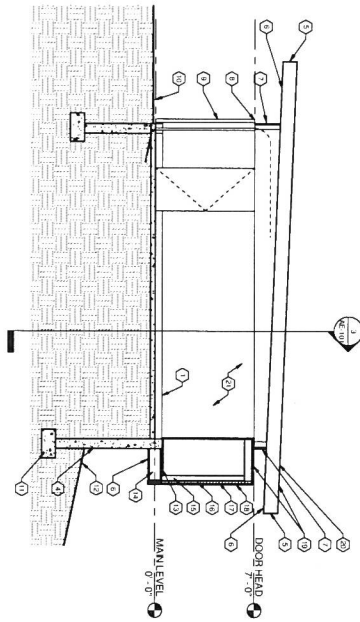


SUMMIT
VILLAGE NEST GARAGE
POWDER MOUNTAIN
EDEN, UT 84310

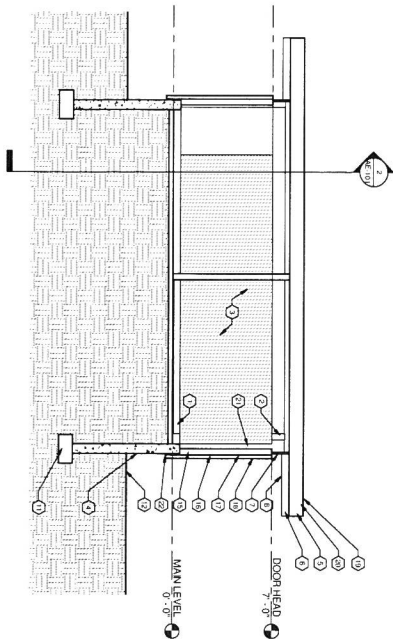
AE-201

REV	DATE	DESCRIPTION

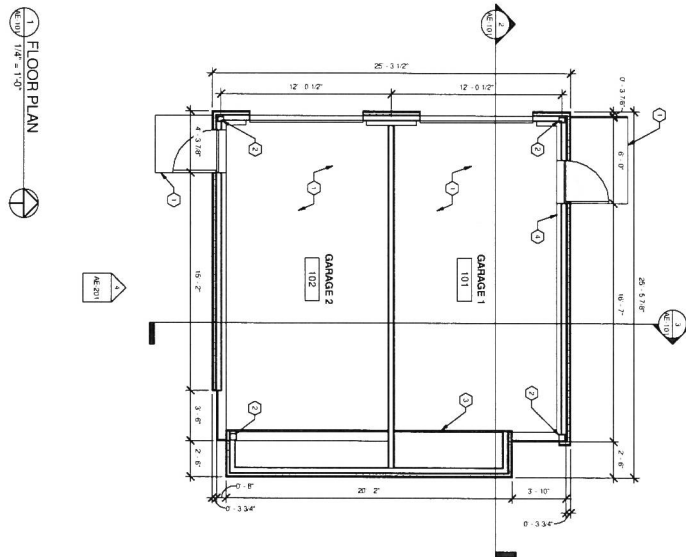
PROJECT # 1120
DATE 9/20/13
TITLE
ELEVATIONS



2. SECTION
1/4" = 1'-0"



3. SECTION
1/4" = 1'-0"



1. FLOOR PLAN
1/4" = 1'-0"

- KEYED NOTES**
1. CONC. SLAB
 2. COLUMN
 3. WOOD PANEL CABINERY
 4. CONCRETE FOUNDATION WALL
 5. METAL FLASHING
 6. WOOD JOIST
 7. METAL FLASHING
 8. METAL FLASHING
 9. NEW GRADE REFER TO
 10. CONCRETE FOUNDATION
 11. EXISTING GRADE YARDS
 12. FLOOR JOIST
 13. FLOOR JOIST
 14. FLOOR JOIST
 15. 2x4 WOOD STUDS @ 16" O.C.
 16. WALL SHEATHING
 17. 1/2" GYPSUM BOARD
 18. WOOD BOARD SING
 19. METAL FLOORING
 20. PCOS STRUCTURE W/ 3/8" MIN. INSULATION
 21. GYPSUM BOARD
 22. GALVANIZED METAL SPACER

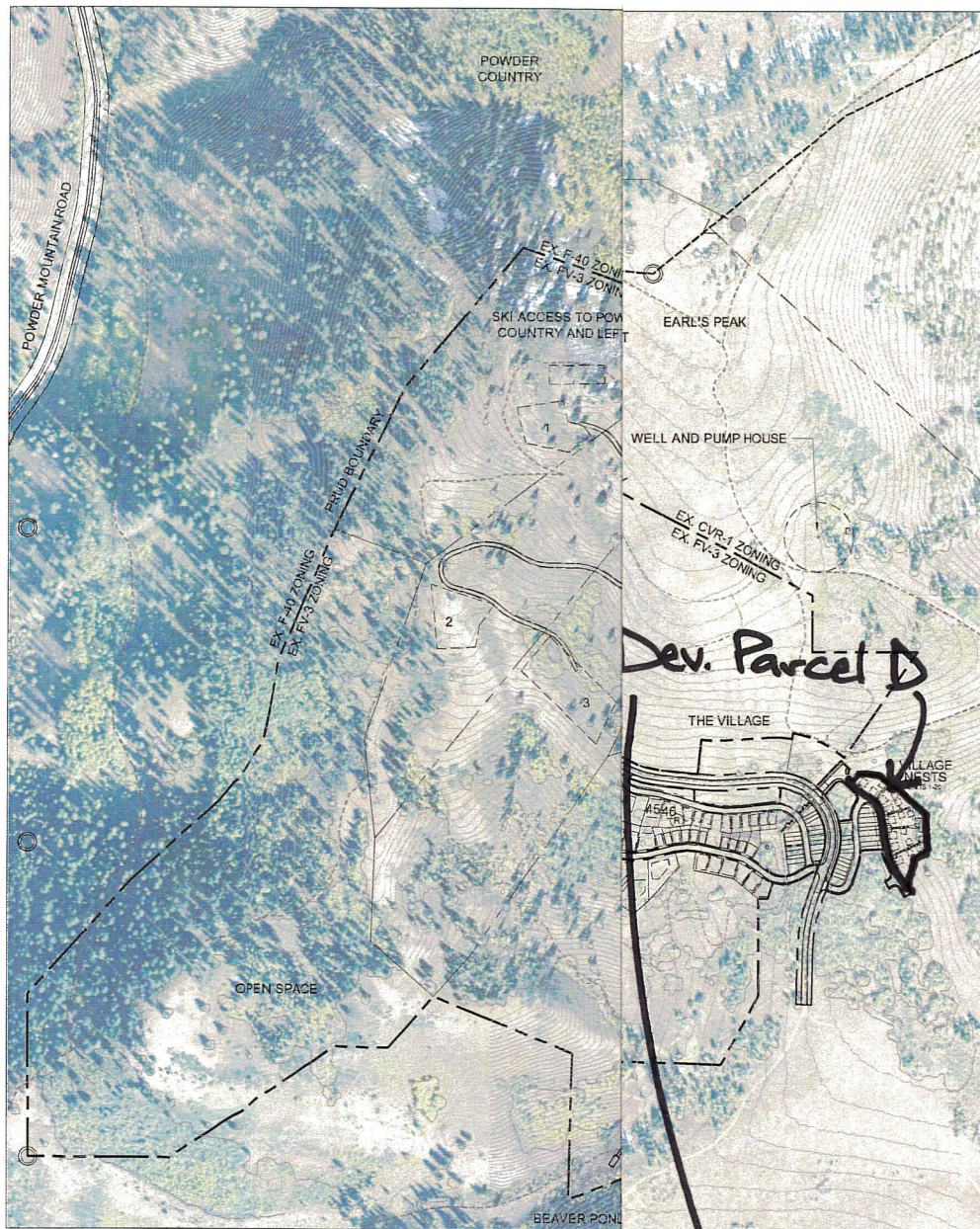
**SUMMIT
VILLAGE NEST GARAGE**
POWDER MOUNTAIN
EDEN, UT 84310

**BERTOLDI
ARCHITECTS**
ARCHITECTURE • PLANNING • INTERIORS

REV.	DATE	DESCRIPTION
1	9/24/13	PROJECT # 1330
2	9/24/13	DATE
3	9/24/13	TITLE
4	9/24/13	FLOOR PLAN & SECTIONS

AE-101

Exhibit B



LANGVARDT

DESIGN GROUP LLC
201400309 DP133

SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

POWDER MOUNTAIN, WEBER COUNTY, UTAH



DATE:	MAY 24, 2013
PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
5/24/13 - LOT ADJUSTMENTS - PRUD	
REVISIONS	

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER:

L1.3

Exhibit C

Findings, Conditions, and Requirements from the April 9, 2013 Staff Report to the Weber County Commission for the Summit at Powder Mountain PRUD

Conditions of Approval

The following items must be addressed prior to final subdivision approval:

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Building Inspection Division
- Requirements of the State Division of Drinking Water and Division of Water Quality
- Requirements of Powder Mountain Water and Sewer Improvement District including updated sewer and culinary water feasibility letters
- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the zoning development agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
- Approval of the Cache County units subject to the interlocal agreement or county line adjustment being completed prior to final subdivision approval
- Compliance with Chapter 36-B (Hillside Review) lot size tables

Ogden Valley Planning Commission Recommendation

The OVPC unanimously recommended approval of this PRUD on March 19, 2013 subject to several conditions and requirements. The OVPC included the following findings, conditions, and requirements in its recommendation for approval:

OVPC Findings:

- The architectural design of the proposed housing units is acceptable and complies with the PRUD criteria of Chapter 22-D.
- Accessory buildings are not proposed for any of the single-family dwelling lots.
- The landscape plans for the village and nest areas are sufficient and comply with applicable ordinance requirements.
- The units in Cache County are approved subject to an interlocal agreement with Cache County.
- The trails master plan is acceptable subject to the developers providing access and connections to existing trails on the Weber Pathways Ogden Valley Master Plan.
- The road pattern and public/private designations are adequate; however a road maintenance agreement between the developers and Weber County is required.
- Alternative road design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- A secondary access road in Cache County is required.
- The Access Exception application is approved subject to meeting design requirements.
- The restricted lots meet applicable standards.
- The zoning development agreement has been complied with, but the real estate transfer fee must remain at 1.5%.
- Delinquent property taxes on property within the PRUD boundary must be paid prior to final subdivision approval from the County Commission.
- Certification is required from the Summit Eden Design Review Board that each house plan submitted for a building permit complies with their Design Guidelines and the PRUD approval.
- The site plan with 116 lots and 154 units is approved.
- PRUD variations of the FV-3 zoning requirements for lot size, setback, and building heights are approved.
- Time share/nightly rental units shall be designated on the site plan.
- The conference center on Lot 76 is approved as a non-residential accessory use.
- Parking space adjustments from two spaces to one space are allowed for the nest units.
- The conditions of approval in the staff report must be complied with.